

Scarf Drive, Locking Parklands Weston-Super-Mare, Somerset.

BS24 7LR

£210,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situated on the top floor of a contemporary apartment block, this spacious 2-bedroom apartment boasts open views through large windows and from a private balcony.

Offered for sale with no onward chain, the property features a welcoming hallway with a generously sized storage cupboard housing the boiler. The heart of the home is a stunning open-plan lounge/kitchen/diner, which benefits from five double-glazed windows and a sliding double-glazed door leading to the balcony. Both bedrooms are doubles and are illuminated by floor-to-ceiling double-glazed windows. The modern kitchen is fully equipped with integrated appliances, including a fridge/freezer, washing machine, and dishwasher. For added convenience, the apartment includes two bathrooms: a family bathroom and an en-suite to the primary bedroom. The balcony provides an inviting outdoor space to relax and unwind, while the property also comes with the rare benefit of two allocated parking spaces. Set within a highly sought-after development, this apartment perfectly combines style, comfort, and practicality.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Top floor apartment
- 2 bedrooms
- 2 bathrooms
- 2 parking spaces
- Balcony
- Fantastic open plan lounge/kitchen/diner
- No onward chain
- Kitchen with integrated appliances
- EPC-B



ROOM DESCRIPTIONS

Communal front door to the communal hallway

Communal hallway:

Stairs to all floors, door to the apartment.

Hallway:

Cupboard housing boiler.

Lounge/kitchen/dining room:

6.50m x 2.82m (21' 4" x 9' 3") A fantastic open plan living area. Kitchen/Diner area: Sink unit, floor and wall units, integrated fridge/freezer, dishwasher and washing machine, built in oven and hob, 3 double glazed windows.....Lounge: 2 double glazed windows, radiator, double glazed sliding door to the balcony.

Bedroom 1:

3.38m x 2.91m (11' 1" x 9' 7") 2 floor to ceiling double glazed windows, radiator, door to en-suite

En-suite shower

Shower cubicle, wash hand basin, WC, heated towel rail

Bedroom 2:

3.64m x 2.80m (11' 11" x 9' 2") Radiator, 2 floor to ceiling double glazed windows

Bathroom:

Bath, was hand basin, WC, heated towel rail, shower over the bath, shower screen

Parking

2 allocated spaces, marked 10 with a yellow disc



FLOORPLAN & EPC



Balcony
11'8" x 3'10"
3.57 x 1.19 m

Approximate total area⁽¹⁾
696.96 ft²
64.75 m²

Balconies and terraces
45.64 ft²
4.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

