

Nicholson Road, Locking Parklands, Weston-Super-Mare,  
Somerset. BS24 7NP

£195,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....a splendid first-floor apartment boasting a balcony, constructed in 2021 by St Modwen Homes

Nestled in the sought-after Locking Parklands development, this exceptional residence is meticulously presented, offering bright and inviting living spaces. The layout includes a hallway with two storage cupboards, a remarkable open-plan lounge/kitchen featuring dual aspects and sliding doors leading to the balcony. The fully-equipped kitchen boasts modern appliances, including a fridge/freezer, dishwasher, and washing machine. The apartment further comprises two double bedrooms, a bathroom, gas central heating, double glazing, and the added convenience of two allocated parking spaces.

If you're in search of a contemporary apartment with outdoor space, perfect for entertaining family and friends, your quest ends here. Reach out to House Fox Estate Agents and make this your new home!

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Modern first floor apartment
- 2 bedrooms
- Balcony
- Superb open plan lounge/kitchen
- Kitchen is fully fitted with appliances
- 2 parking spaces
- Well presented throughout
- Built in 2021
- EPC-B



## ROOM DESCRIPTIONS

**Communal front door with security entry phone system**

**Communal hallway:**

Stairs to the first floor and door to the apartment

**Hallway:**

2 cupboards, radiator

**Lounge/kitchen:**

18' 3" x 17' 2" (5.56m x 5.23m)

A superb open plan room, brilliant for entertaining.....This light and airy room has dual aspect, with the kitchen having a range of floor and wall units, integrated fridge, freezer, dishwasher, washing machine, 2 double glazed windows, radiator....the lounge area has sliding doors on to the balcony

**Balcony:**

11' 4" x 3' 4" (3.45m x 1.02m)

Lovely place to sit and relax whilst having a drink.

**Bedroom 1:**

11' 10" x 11' 9" (3.61m x 3.58m)

2 floor to ceiling double glazed windows, built in wardrobe, radiator

**Bedroom 2:**

10' 7" x 8' 10" (3.23m x 2.69m)

Radiator, floor to ceiling double glazed window

**Bathroom**

Modern white suite comprising bath with shower over, shower screen, feature wash hand basin, low level WC, radiator.

**Parking**

2 allocated parking spaces to the rear of the property.



# FLOORPLAN & EPC

