

**Flat 5, 9 Grove Park Road, Weston-Super-Mare,
Somerset. BS23 2LW**

£190,000 Leasehold

FOR SALE



www.housefox.co.uk

 **HOUSE FOX**
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This really generous first floor flat is set on a popular road on Weston hillside close to town and offers big lounge, 2 large bedrooms, one with en suite, separate kitchen diner and a family bathroom. The property is approached via the parking area to the front and the entrance hall has doors to other flats and stairs and this flat entrance is up the stairs and to the left. This opens into the flats own entrance hall with a really grand living room to the front with large bay windows overlooking the front parking. The kitchen diner is again a really good size and offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, spaces for washing machine and fridge freezer and an inset stainless steel sink/drain. To the front and rear are the 2 bedrooms one with en suite shower room and the other with a large walk in wardrobe or maybe home office; finally there is a family bathroom offering a white suite of WC, wash basin, bath and a shower. With big rooms throughout there is a great feeling of space and light in this flat so book a viewing before it goes. Parking is done on first come first served to the front.

FEATURES

- Large first floor flat
- Big living room facing front
- Two big bedrooms
- En Suite to Bed 1
- Large walk-in wardrobe/study room to bed 2
- Pier views to rear
- Main bathroom with shower and bath
- No Onward Chain
- First served parking to front
- EPC - C
- Council Tax - Band C



ROOM DESCRIPTIONS

Living Room

20' 0" x 14' 4" (6.10m x 4.37m)
Radiator; Upvc double glazed bay window to front

Kitchen Diner

14' 8" x 13' 8" (4.47m x 4.17m)
Radiator; Upvc double glazed window to rear views; range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, spaces for washing machine and fridge freezer and an inset stainless steel sink/drainage.

Bedroom 1

13' 5" x 12' 0" (4.09m x 3.66m)
Radiator; Upvc double glazed window to rear; door to en suite

En Suite

White suite of shower, WC and wash basin

Bedroom 2

18' 2" x 9' 0" (5.54m x 2.74m)
Radiator; Upvc double glazed window to front; door to walk in wardrobe/home office

Walk-in Wardrobe / Home Office

5' 11" x 5' 2" (1.80m x 1.57m)
Carpeted space

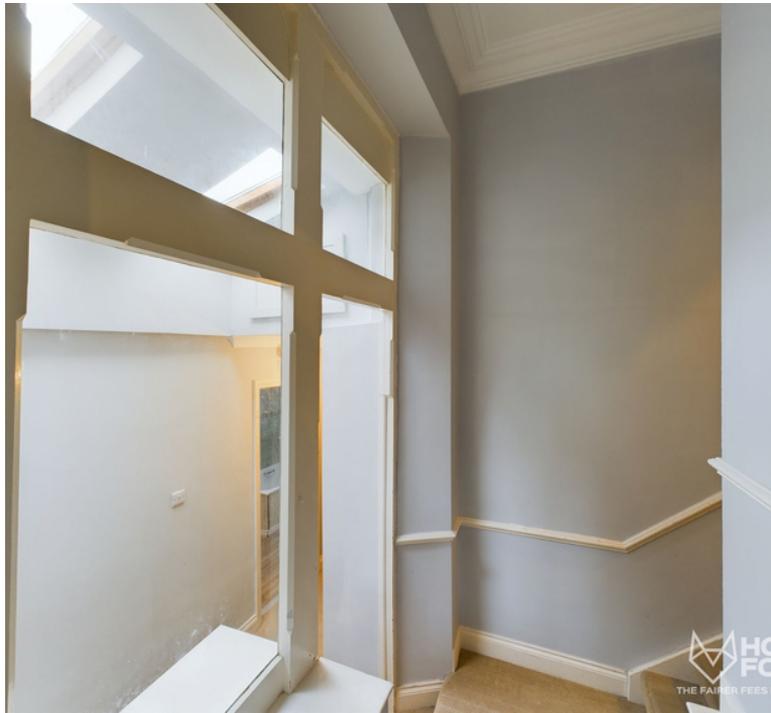
Bathroom

11' 1" x 5' 3" (3.38m x 1.60m)
Radiator; white suite of bath, shower, WC and wash basin

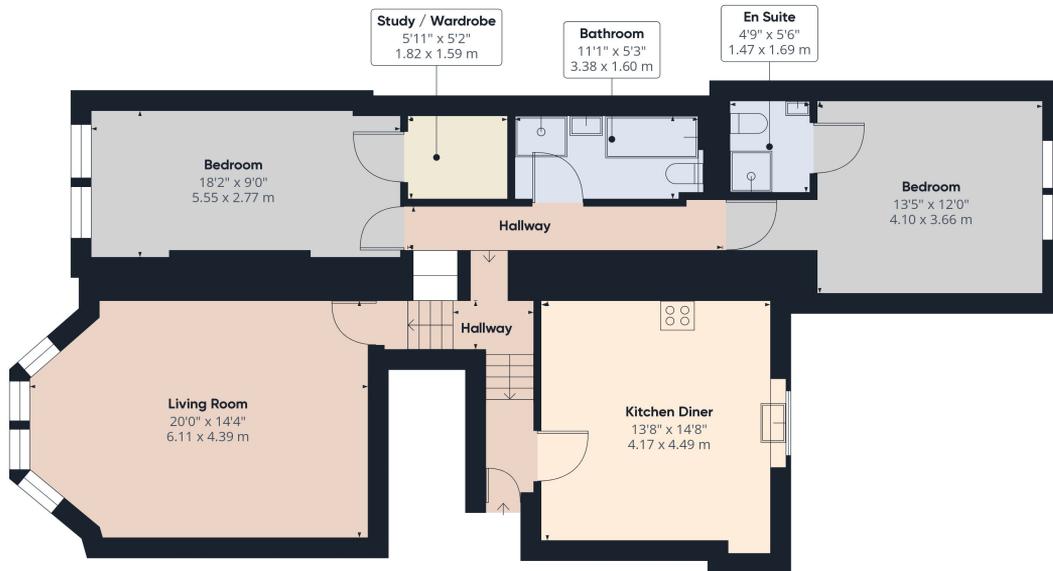
Extra Information

Parking on a first come/first served basis to front

LEASE - 125 years from 2022 ;
Maintenance fee £123 pcm.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
1053.25 ft²
97.85 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

