

Flat 4, 9 Grove Park Road, Weston-Super-Mare, Somerset.

BS23 2LW

£225,000 Leasehold

FOR SALE



www.housefox.co.uk

 **HOUSE FOX**
ESTATE AGENTS

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THE FAIRER FEES ESTATE AGENT

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This large ground floor flat is set on a popular road on Weston hillside close to town and the beach and offers 2 bedrooms, separate kitchen 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 to the left. This opens into the flats own entrance hall with a really grand living room to the front with large windows overlooking the front parking. To the rear are the 2 bedrooms, and there is a family bathroom offering a white suite of WC, wash basin, bath and a shower. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dryer, washing machine and fridge freezer and an inset stainless steel sink/drainer. With lots of original cornicing in all the big rooms and high ceilings throughout there is a great feeling of space and light in this flat so book a viewing before it goes.

FEATURES

- Large ground floor flat
- Two great sized bedrooms
- Generous sized living room
- Bathroom with shower and bath
- Parking available to front first served
- Close to town and beach
- EPC - D
- Council Tax - Band B



ROOM DESCRIPTIONS

Entrance Hall

Doors to all rooms

Living Room

20' 1" into bay x 14' 10" (6.12m x 4.52m) Radiator; Double glazed window to front; Cornice and ceiling rose

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m) Radiator; Double glazed window to side; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dryer, washing machine and fridge freezer and an inset stainless steel sink/drain.

Bedroom 1

17' 7" into bay x 12' 6" (5.36m x 3.81m) Radiator; Double glazed window to rear; cornicing to ceiling

Bedroom 2

13' 0" x 8' 7" (3.96m x 2.62m) Radiator; Double glazed window to rear; cornicing to ceiling

Bathroom

9' 8" x 5' 4" (2.95m x 1.63m) Radiator; white suite of WC, wash basin, bath and a shower

Please Note

Parking to front is first come first serve

We have been informed by the vendor that ..

Gas Boiler is from 2022

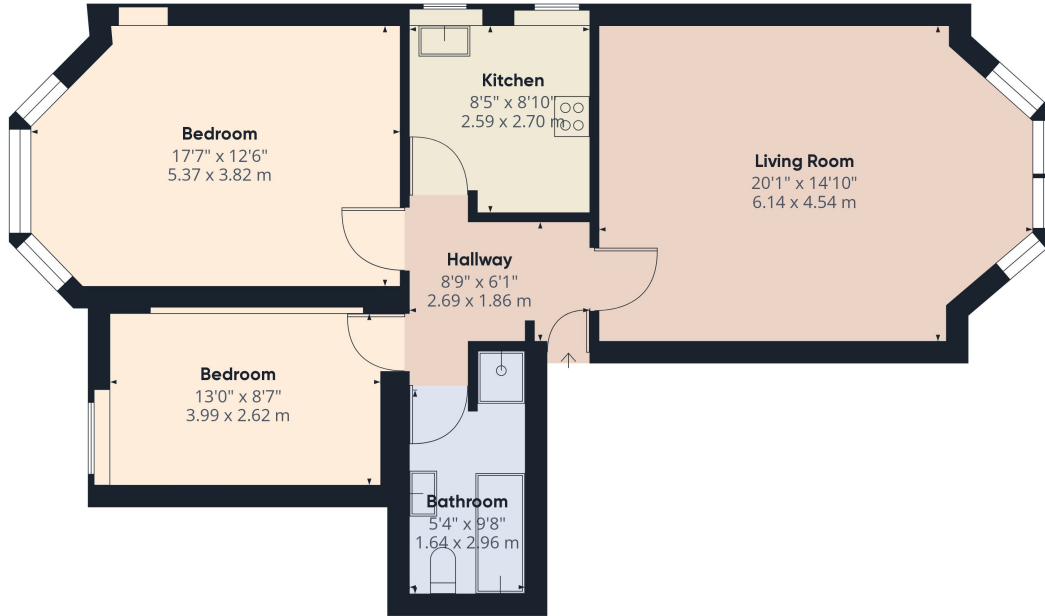
Maintenance Fee - £123 a month

Lease - 125 years from 2022

The property is currently tenanted and they are due to move out in October hence there are no photos of the bedrooms as they are filled with boxes.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
801.48 ft²
74.46 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.

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