

Flat 7, 9 Grove Park Road, Weston-Super-Mare, Somerset.

BS23 2LW

£240,000 Leasehold

FOR SALE



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 **HOUSE FOX**  
ESTATE AGENTS

 **HOUSE FOX**  
THE FAIRER FEES ESTATE AGE

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious top floor 2 bed flat is really one to view and would be great for a first time buyer or investor, with a large balcony/terrace to the front, a smaller one with sea views to the rear and first come/first served parking. The property is approached across the parking area to a large shared entrance hall with stairs up to the top flat. Once in the door there are further stairs to its own hallway with access to the bathroom and to bedroom 2. A door then leads through to the rather large open plan kitchen/living area, to the front having patio doors opening onto a generous terrace area suitable for table and chairs, and to the rear another door out to a smaller balcony but this one having fantastic sea and beach views across the rooftops. The kitchen area offers a range of wall and base units with worktops over, a central island with gas hob with extractor hood over and electric oven under, spaces for fridge freezer and washing machine and an inset stainless steel sink/drain. From here there is a further door leading to bedroom 1 which is a good sized room, with built in cupboard storage and an en suite with shower, WC and wash basin. The property is currently tenanted and the tenant is looking to move out.

## FEATURES

- Top Floor Apartment
- Fantastic sea views to rear
- Two bedrooms
- Large terrace/balcony to front and one to rear
- En Suite to Bed 1
- Open plan kitchen / living area
- Parking available to front first served
- Close to town and beach
- EPC - C
- Council Tax - Band C



## ROOM DESCRIPTIONS

### Hallway

At the top of the stairs with doors to bathroom and bedroom 2; light tube

### Open Plan kitchen/living area

23' 6" x 18' 5" (7.16m x 5.61m) Radiator/s  
Living Area - To the front having patio doors opening onto a generous terrace area suitable for table and chairs, and to the rear another door out to a smaller balcony but this one having fantastic sea and beach views across the rooftops.  
Kitchen Area - velux style roof window; offers a range of wall and base units with worktops over, a central island with gas hob with extractor hood over and electric oven under, spaces for fridge freezer and washing machine and an inset stainless steel sink/drainage.

### Front Terrace balcony

16' 1" x 9' 5" (4.90m x 2.87m) Suitable for table and chairs and overlooking front road

### Rear Balcony

7' 0" x 4' 5" (2.13m x 1.35m) Looking out to sea over rooftops

### Bedroom 1

24' 1" into corridor x 8' 5" (7.34m x 2.57m) Radiator; Sloped ceilings with velux-style roof windows; door to en suite; built in cupboard

### En Suite

Radiator; White suite of WC, wash basin, shower and extractor fan

### Bedroom 2

12' 0" x 8' 5" (3.66m x 2.57m) Radiator; 2 velux style roof windows; built in cupboard; sloped ceilings

### Bathroom

9' 5" x 7' 11" (2.87m x 2.41m) Radiator, velux style roof window, white suite of WC, wash basin, bath and large shower

### Outside

Front area for parking on a first come/first serve basis

PLEASE NOTE -

Maintenance Fee - £123 a month

Lease - 125 years from 2022

Currently tenanted with rent of £975 and tenant is happy to stay if an investor purchases



# FLOORPLAN & EPC

