

Park Villas, Weston-Super-Mare, Somerset. BS23 2AS

£225,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

INVESTMENT PROPERTY NEAR THE SEA FRONT.....An amazing opportunity to purchase two flats set within a few hundred yards of Weston super Mare sea front, this property is being sold as an investment property with tenants in situ. The current tenants pay £13,200 per annum between them and would like to stay.

The ground floor flat has its own private entrance and comprises hallway, lounge, kitchen, shower room, bedroom, gas central heating and double glazing.

The first floor flat has its own private entrance and comprises lounge, bathroom, bedroom, kitchen, gas central heating and double glazing.

The lease is currently being set up and each property will have a portion of the garden.

## FEATURES

- Investment property
- 2 flats
- Both 1 bedroom
- Own private entrances
- New lease being set up
- Close to sea front and local restaurants
- Currently producing £13,200 per annum
- EPC-tbc



## ROOM DESCRIPTIONS

### GROUND FLOOR FLAT

Own private entrance with door to the hallway.

#### Hallway:

Cupboard, radiator.

#### Lounge:

17' 0" x 11' 3" (5.18m x 3.43m) Double glazed window, cupboard, radiator

#### Kitchen:

10' 4" x 6' 7" (3.15m x 2.01m) Single drainer sink unit, floor and wall units, double glazed window, plumbing for washing

#### Bedroom:

13' 1" x 9' 1" (3.99m x 2.77m) Double glazed window, radiator

#### Garden:

The property will have a portion of the garden.

### FIRST FLOOR FLAT:

Own private entrance with door to the hallway.

#### Hallway:

Stairs to the first floor landing

#### Landing:

Cupboard, double glazed window.

#### Lounge:

13' 5" x 11' 1" (4.09m x 3.38m) Radiator, double glazed window,

#### Kitchen:

9' 5" x 6' 2" (2.87m x 1.88m) Sink, floor and wall units, double glazed window, plumbing for washing machine

#### Bedroom:

13' 5" x 9' 7" (4.09m x 2.92m) Two wardrobes, radiator, double glazed window

#### Bathroom:

Bath, low level WC, wash hand basin, double glazed window, heated towel rail

#### Garden:

The property has a portion of the garden

#### NB

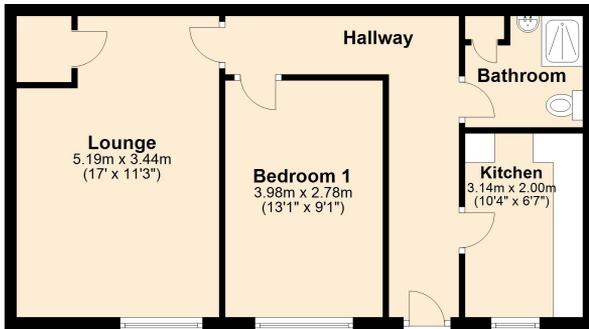
The seller is currently having a brand new lease set up for the 2 properties.



# FLOORPLAN & EPC

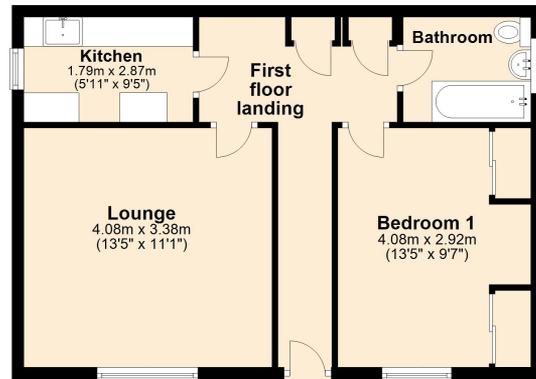
## Ground Floor Flat

Approx. 49.4 sq. metres (531.8 sq. feet)



## First Floor Flat

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)