

Babbage Row, Locking, Weston-Super-Mare, Somerset. BS24
7NR

£174,950 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to market this elegant one-bedroom apartment, featuring expansive windows, stylish fittings, and dedicated parking.

Nestled in the sought-after Locking Parklands development & built by St Modwen Homes in 2022 with the reassurance of a 10-year NHBC warranty, guaranteeing years of stress-free living & with convenient M5 access, it also boasts the picturesque Mendip Hills as a stunning backdrop.

A vibrant and inviting one-bedroom apartment that epitomises modern elegance and style. Located on the ground floor, this apartment is bathed in natural light, thanks to its abundant large windows, creating a warm and welcoming ambience from the moment you step inside.

Entrance is via a spacious communal entrance with a telephone entry system and upon entering the property there is a generously sized entrance hall and a walk-in storage area, ensuring all your belongings are neatly accommodated.

You will immediately appreciate the spacious and open layout, featuring an open-plan living, dining, and kitchen area that is perfect for both relaxation and entertaining. The Living Area features a wood panelled wall & Juliet balcony whilst the kitchen boasts sleek white units, an Zanussi integral oven with gas hob, integrated dishwasher and space for a washing machine & fridge/freezer.

The apartment comprises one generously proportioned double bedroom, offering ample space for relaxation and personalisation.

The beautifully appointed bathroom features modern fittings and chic grey tiling on the walls, creating a spa-like atmosphere ideal for unwinding and rejuvenating.

Outside, with allocated parking, you will never have to worry about finding a space and there is even a bike storage area for the more active.

FEATURES

- Ground Floor Apartment - No Steps.
- Immaculate Condition Throughout
- One Double Bedroom
- Open Plan Kitchen/Diner/Living Room
- Allocated Parking & Bike Storage
- Sought After Development
- Just Two Years Old
- Balance of New Homes Guarantee
- Balance of 250 Year Lease
- Council Tax - A
- EPC - B



ROOM DESCRIPTIONS

Communal Entrance

Communal front door with digital intercom opening to hallway. Private door to #1 to left hand side.

Hall

Secure composite front door opening to spacious hallway with useful large storage cupboard. Grey wood effect laminate flooring. Radiator. Doors to all rooms.

Open-plan Living/Dining/Kitchen

Flooded with natural light from three windows plus sliding patio doors with Juliet balcony - this spacious room is the heart of the home & ideal for entertaining or simply relaxing. Feature wood panelled wall to Living Area with grey wood effect laminate flooring throughout. Two radiators.

Kitchen Area:

Range of white cabinets with grey worksurface, white sink & drainer with mixer tap. Integral dishwasher, space for washing machine & vertical fridge/freezer. Integral Zanussi oven with gas hob & extractor hood over.

Bedroom

Full height window giving plenty of light, radiator. Ample space for a large bed & wardrobes.

Bathroom

Modern white suite consisting panel bath with mains operated shower over, low level WC & pedestal wash hand basin with tasteful grey tiled splashbacks & grey wood effect laminate flooring. Obscure double glazed window & radiator.

Outside

Allocated parking space for one vehicle visible from the property. Bike storage area.

Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

