

Arundell Road, Weston-Super-Mare, Somerset. BS23 2QW

£165,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....AN OVER 55'S APARTMENT WITH A SOUTH FACING BALCONY.....Set just above the Boulevard this purpose built first floor apartment is offered for sale with no onward chain.

The communal hallway has entry phone security system and stairs to the first floor, the apartment comprises hallway, a 16ft x 15ft lounge/diner with sliding doors to the South facing balcony, 2 bedrooms both with fitted wardrobes, kitchen, shower room, plus gas central heating, double glazing, communal gardens, garage and visitor parking.

So if you're looking for an apartment that gives you easy and quick access to the shops in the Boulevard, want to be able to sit in the sunshine on your own private balcony, need to move quick, then call House Fox and book in your viewing today.

FEATURES

- First floor apartment
- For over 55's
- 2 bedrooms
- South facing balcony
- Lounge/diner
- Garage
- No onward chain
- Walking distance of the Boulevard
- Communal gardens
- EPC-C



ROOM DESCRIPTIONS

Communal front door to communal hallway

With entry phone system

Communal hallway:

Stairs to the first floor and door to the apartment

Hallway:

Cupboard, radiator

Lounge/diner:

16' 1" x 15' 8" (4.90m x 4.78m) 2 radiators, sliding patio door to the balcony

Balcony:

South facing, a lovely place to sit and relax

Kitchen:

10' 8" x 8' 1" (3.25m x 2.46m) Sink unit, floor and wall units, built in oven and hob, plumbing for washing machine, radiator, double glazed window

Bedroom 1:

13' 9" x 12' 2" (4.19m x 3.71m) Radiator, double glazed window, wardrobe

Bedroom 2:

11' 2" x 8' 1" (3.40m x 2.46m) Radiator, double glazed window, wardrobe

Shower room:

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

Communal gardens:

To the rear of the building is the communal gardens.

Garage and visitor parking:

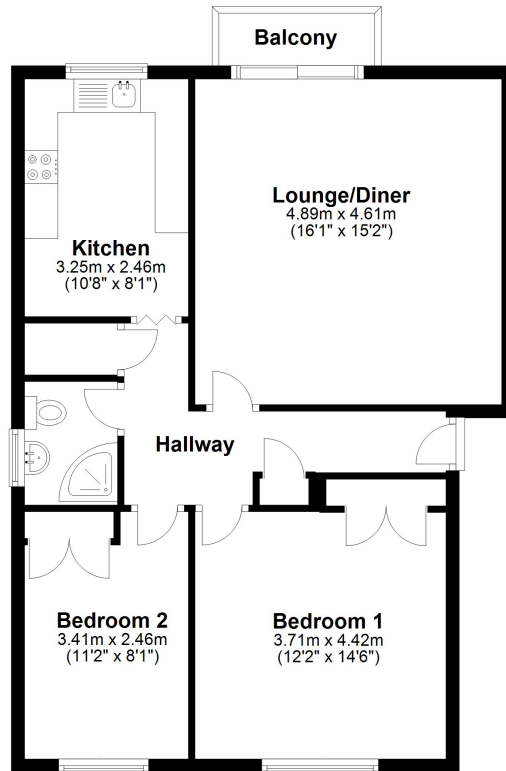
The apartment comes with a SINGLE GARAGE plus you have visitor parking spaces



FLOORPLAN & EPC

Floor Plan

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	