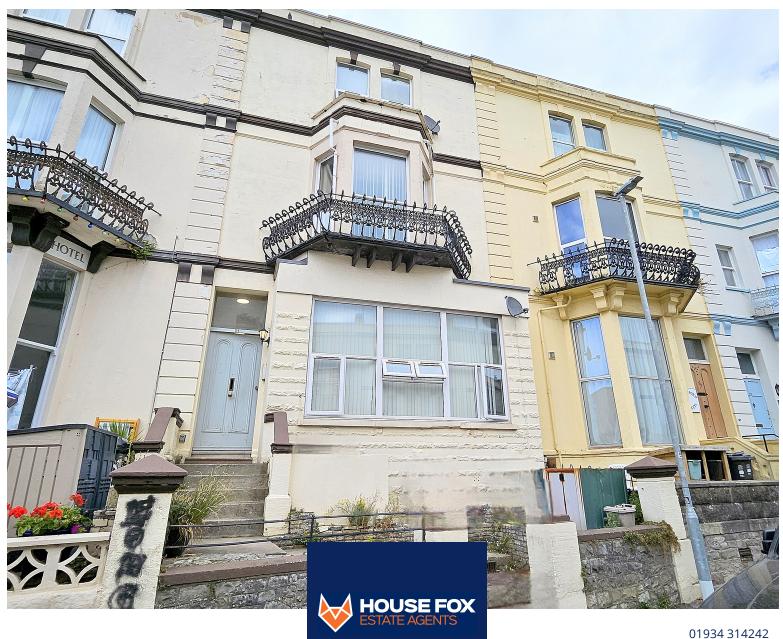
# 21b Upper Church Road, Weston-Super-Mare, Somerset. BS23 2DX

£135,000 Leasehold FOR SALE



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#### PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious and well presented first floor flat is set right near the beach and offers 1 large bedroom, a large living room with a huge bay window, kitchen and bathroom. The property is set just one road back from the beach with a local shop close-by and is approached via a communal stairway to the first floor. The entrance hall to the flat then goes to the right for the great sized and well appointed living room which has a lovely feature fire place, high ceilings, a huge bay window to the front (with opening windows), a dining area off to the side and a door to the kitchen which offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, space for washing machine, integral fridge freezer, inset stainless steel sink/drainer and a pull-out larder store. To the rear of the flat there is a generous bedroom with fantastic floor-to-ceiling built in wardrobe storage, and the bathroom which has a white suite of WC, wash basin and shower. Please note ... The property will be chain free; 900+ year lease; Maintenance fee of £115 pcm; heating/cooking is all electric.

#### **FEATURES**

- One bedroom First Floor Flat
- Generous size living room and bedroom
- Near the beach and bars/restaurants
- Recent kitchen refit
- Electric Heating and Water

- No Onward Chain
- Council Tax Band A
- EPC E
- 360 VIDEO TOUR AVAILABLE



#### **ROOM DESCRIPTIONS**

#### **Entrance Hall**

Communal entrance hall and stairs to the first floor

# Living Room

20' 0" x 19' 9" (6.10m x 6.02m) Electric heating; Upvc double glazed bay window to front; door to kitchen

#### Kitchen

7' 9" x 7' 4" (2.36m x 2.24m)
Range of wall and base units
with worktops over, halogen
hob with extractor hood over
and electric oven under,
space for washing machine,
integral fridge freezer, inset
stainless steel sink/drainer
and a pull-out larder store.

#### **Bedroom**

12' 3" x 10' 10" (3.73m x 3.30m) Electric heating; Upvc double glazed window to rear; door to bathroom; floor-to-ceiling built in wardrobe storage

#### **Bathroom**

8' 10" x 3' 11" (2.69m x 1.19m) Entrance from bedroom; White suite of WC, wash basin and shower

### Please Note

The property will be chain free 900+ year lease Maintenance fee of £115 pcm Heating/cooking/water is all electric.













## FLOORPLAN & EPC



