

Market Avenue, St Georges, Weston-Super-Mare, Somerset.

BS22 7RB

£190,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS .. Set in a popular location in St Georges this lovely top floor flat has been well looked after and offers 2 or in its current layout even 3 bedrooms. The living room was a huge room and has been thoughtfully split to create another room so as it stands it can be another bedroom or a separate study, or the current living room can be a bedroom so the other becomes a walk in wardrobe or a hobby room. The other large bedroom can then become the living room and there is a further bedroom to the rear of the flat. The kitchen is well presented and recently redecorated and offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset sink/drainers and space for table and chairs and a new 2024 combi boiler. The family bathroom offers a large walk in shower, and a white suite of WC and wash basin unit with storage under. Outside to the rear of the building there is parking and garages and this flat owns one of the garages (as facing its on the right hand side) with an up and over door to the front. A really lovely flat and sure to be popular due to the garage, its overall condition and the extra room space.

## FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- Top Floor Flat
- Two (or 3) bedrooms
- Well presented property throughout
- Gas central heating
- Single GARAGE to rear
- Double Glazing
- Access to loft storage space
- EPC - TBA
- Council Tax - Band B



## ROOM DESCRIPTIONS

### Entrance Hall

Doors to all rooms and a small built in cupboard to the left.

### Living Room (currently)

11' 2" x 11' 2" (3.40m x 3.40m) Radiator; Upvc double glazed window to the side; doorway to further room

### Kids Room / Hobby Room / Walk in wardrobe

11' 2" x 7' 0" (3.40m x 2.13m) Radiator; Upvc double glazed window to front

### Bedroom

12' 10" x 11' 0" (3.91m x 3.35m) Radiator; Upvc double glazed window to side

### Bedroom 2

9' 10" x 8' 5" (3.00m x 2.57m) Radiator; Upvc double glazed window to rear

### Kitchen

11' 6" x 9' 11" (3.51m x 3.02m) Radiator; Upvc double glazed window to front; range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset sink/drainage and space for table and chairs; 2024 combi boiler

### Bathroom

6' 6" x 6' 3" (1.98m x 1.91m) Towel Radiator; Upvc double glazed window to rear; large walk in shower, and a white suite of WC and wash basin unit with storage under.

### Outside

Outside to the rear of the building there is parking and garages and this flat owns one of the garages (as facing its on the right hand side) with an up and over door to the front

PLEASE NOTE - we have been told by the owners that - maintenance fee of £136 pcm .. lease is 900+ years .. and works planned by the leaseholders include decorating the hallway and cleaning the outside but no timescales given



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
651.54 ft<sup>2</sup>  
60.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

