



28d Grove Park Road, Weston-super-Mare, North Somerset, BS23 2LN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

28d Grove Park Road, Weston-super-Mare, North Somerset, BS23 2LN

£165,000

Welcome to this delightful ground floor one-bedroom leasehold apartment, boasting a light and inviting ambiance with wonderful presentation. The property offers a lucrative investment opportunity for landlords, yet is also available for purchase with vacant possession for those seeking immediate occupancy. Enjoy the added convenience of gas central heating and UPVC double glazed windows.

Benefit from a private entrance and your own courtyard space, ideal for relaxing outdoors. Situated on Weston hillside, this charming property retains characterful features that add a touch of elegance and uniqueness. Whether you are looking for a savvy investment or a cozy new home, this apartment offers a harmonious blend of modern comfort and traditional charm.

The property sits circa 200 yards from Grove Park and is nestled within Weston's desirable hillside area. The area offers many attractive characteristics to prospective residents. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. Weston Woods covers an area of 130 hectares dominating the Northern skyline of Weston-super-Mare and provides various walks and footpaths, which once reached the top reveal fantastic views across Weston, Sand Point and Brean Down, as well as a panoramic view of Weston Bay. The popular beach, Seafront and promenade are also close by (a circa 5 – 10 minute walk). For the family, numerous primary and secondary schools are available, as is Weston College with a wide range of facilities.

EPC Rating D59, Council Tax Band B.

- A ground floor one bedroom leasehold apartment
- A light and bright space, well presented throughout
- Currently tenanted, however can be sold with vacant possession should you wish
- Added benefit of gas central heating and UPVC double glazed windows
- Private entrance and a private courtyard area
- Well positioned on Weston hillside, retaining characterful features



Accommodation

Entrance

On approach to the property, there are steps down to a private UPVC double glazed entrance door into hallway.

Hallway

Super hallway providing flexible uses that could potentially be used as a home study area, two useful built-in storage cupboards, radiator, picture rail, spotlight track, doors to principal rooms.

Living Room

A light and bright main living area with UPVC double glazed bay style windows, two radiators, picture rails, ceiling spotlights.

Kitchen / Breakfast Room

A fantastic kitchen / breakfast area with wood effect vinyl flooring, a range of wall and floor units with worktops and tiled splashbacks over, four-burner gas hob with oven under and extraction hood over, inset one and a half bowl stainless steel sink and drainer, integrated fridge, space and plumbing for appliance, radiator, cupboard housing wall mounted gas fired boiler, UPVC double glazed door to the side of the property, spotlight track.

Shower Room

Low-level WC, enclosed mains fed shower, floating style wash hand basin, part-tiled walls, heated towel rail, UPVC double glazed window, ceiling spotlights.

Bedroom

UPVC double glazed window, radiator, picture rail, ceiling light.

Outside

Garden / Courtyard

Private courtyard area and communal courtyard area.

Parking

One allocated off-street parking space.

Tenure

Leasehold – 999 year lease.

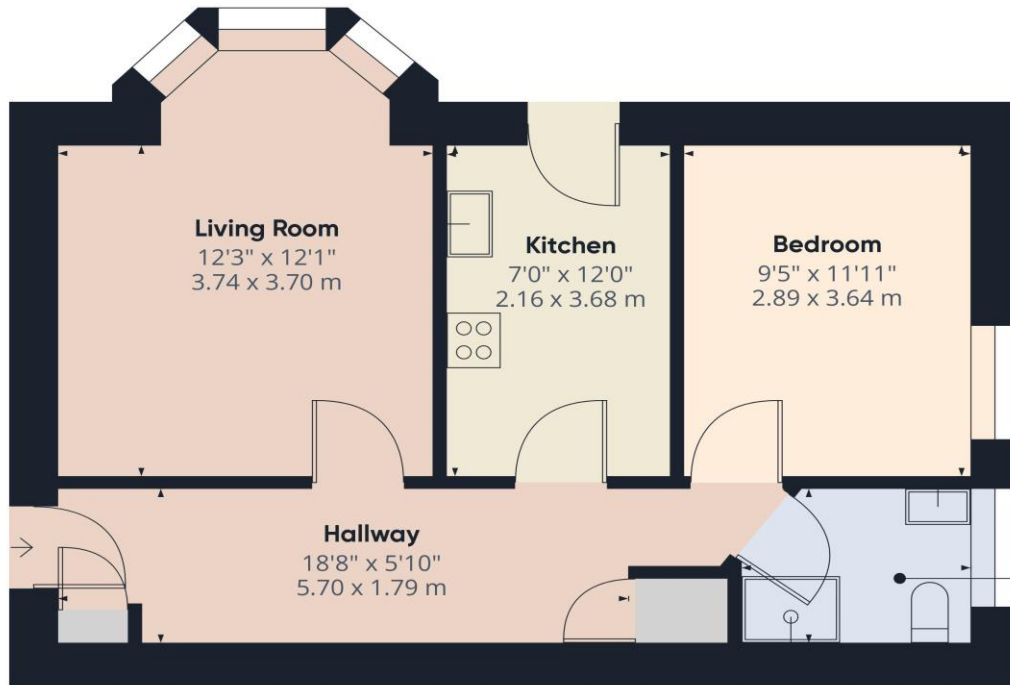
Services

Mains gas, electricity, water and drainage.

Management Fees & Ground Rent

The management company is currently being set up by the vendors. They have advised that the management fees will be in the region of £40 - £45 PCM. No ground rent will be collected.





Approximate total area[®]
 563.59 ft²
 52.36 m²

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
 North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk