



 1
Bedroom

 1
Bathroom





Enjoy watching the world go by with an open aspect overlooking the Italian Gardens. This well presented flat has a modern kitchen and bathroom and is in 'move in straight away' condition. Offered for sale with no onward chain the accommodation briefly comprises; Communal entrance, private entrance lobby, lounge with open aspect to the front, fitted kitchen, double bedroom and bathroom. Located within the town centre the property is close to a great range of shops and within walking distance of Weston seafront and beach. Weston train centre is within easy reach for travelling to Bristol etc.

TENURE: We are advised by the seller that the property is Leasehold with a Lease of 999 years dated from 25th December 1980 with a balance of 955 years remaining. The Lease allows the property to be sub let and does allow pets and there is no age restriction for occupancy. The Management Company for the block is Saturley Garner and Co and the Management fees are currently set at £358.00 per 6 months. These fees include general maintenance, cleaning of communal areas and buildings insurance. There is no ground rent charge.

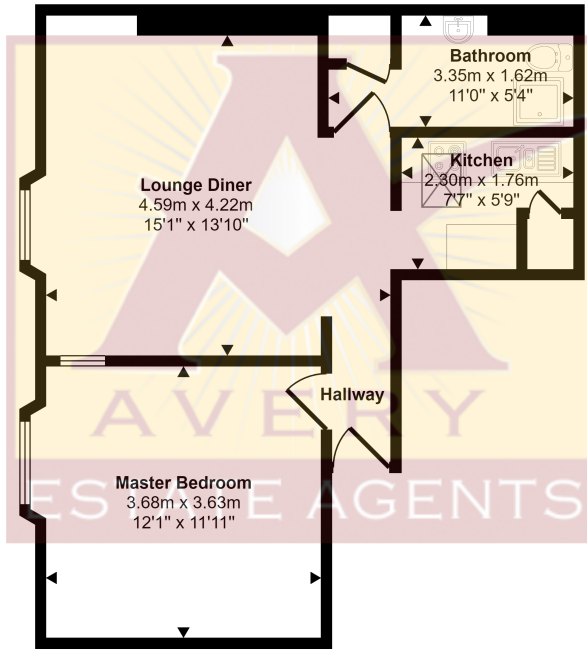


- Overlooking The Italian Gardens**
- Well Presented Throughout**
- N Som Council Tax Band A**
- EPC Rating E**
- Modern Kitchen & Bathroom**
- No Onward Chain!**






Approx Gross Internal Area
45 sq m / 486 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: 10 South Parade, BS23

