



 **2**  
Bedrooms

 **1**  
Bathroom



A well presented first floor flat with a parking space to the front and located on the level within walking distance of Weston town centre and the railway station. The property is offered for sale, without the complication of an onward chain and deserves viewing internally to be fully appreciated. The accommodation briefly comprises; shared entrance, private hallway, lounge with bay window, fitted kitchen, 2 double bedrooms and a bathroom. Weston offers a good range of shopping and recreational amenities plus its famous promenade and beach. A bus service is available for the surrounding area including Bristol.

**TENURE:** The property is Freehold however the vendors have approached a solicitor and has given instructions for the property to be set up under leasehold. The solicitors have advised that the Leases will be set as follows:

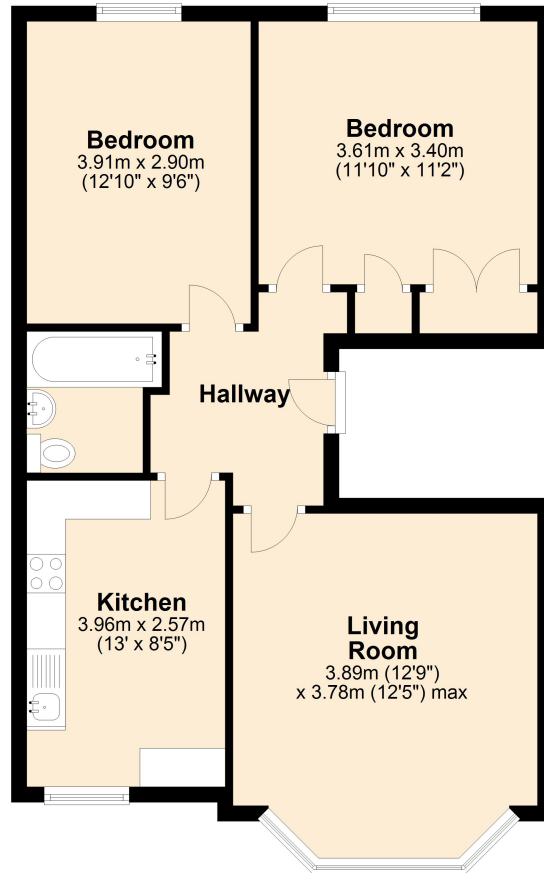
A 999 year Lease with a peppercorn rent. As there will be 3 flats, the freehold will be transferred to a Management Company upon the grant of the last lease. Each flat owner will have a share in that Management Company. There will be a service charge provision for insurance and maintenance. 45% for the larger flat, 30% for the next biggest and 25% for the smallest of the 3 flats.




- **First Floor Flat**
- **N Som Council Tax Band A**
- **Allocated Parking Space**
- **Good Decorative Order**
- **EPC Rating C**
- **No Onward Chain!**



**Ground Floor**



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

Address: Locking Road, BS23

