



 **2**
Bedrooms

 1
Bathroom



Avery Estate Agents are delighted to present this bright and airy two-bedroom ground floor flat for sale. Located on Bristol Road Lower, the property is ideally suited for first-time buyers and those seeking a premium location close to town centre. The accommodation briefly comprises a private conservatory entrance, a spacious kitchen/breakfast room, a generous lounge, a hallway, a shower room, two double bedrooms, and a useful storage room. To the rear of the property, you'll find a private patio/allocated parking space for one vehicle. Also a raised garden bed to the side. Bristol Road Lower is conveniently situated within easy reach of Weston town centre, offering a wide range of local amenities, including shops and restaurants. A nearby bus stop provides routes across the town, and the mainline train station offers excellent commuting options to Bristol and beyond. Offered for sale with no onward chain, this beautifully presented ground floor flat is sure to attract considerable interest!

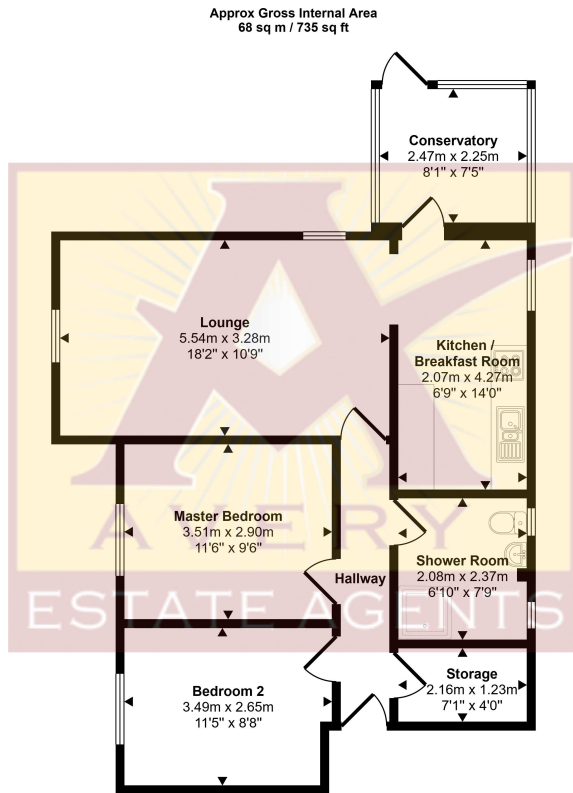
TENURE AND DETAILS: The Owners have advised that the property is Leasehold With a Lease dated 01.03.1998 for a term of 999 years with a balance of 972 years remaining. The property can be sub let and the Lease allows pets to be kept at the property. There are shared and communal areas to the property and also Rights of Way that affect the property. There is a criss cross Lease in place. The leaseholders details are available once a sale has been agreed. There is an annual Ground rent of 0.50p due.



- Ground Floor Flat
- Allocated Parking Space & Rear Courtyard
- Good Decorative Order
- 2 Double Bedrooms
- EPC Rating C | Council Tax Band B
- No Onward Chain!








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	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: Bristol Road Lower, BS23

