



2

Bedrooms



1

Bathroom



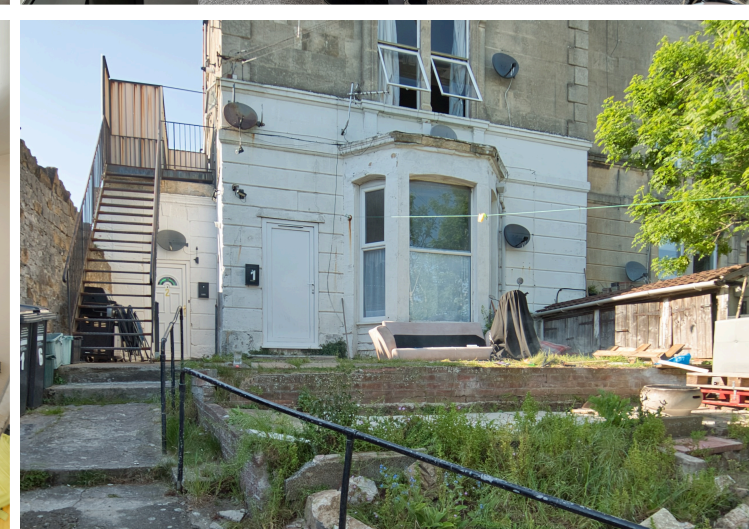
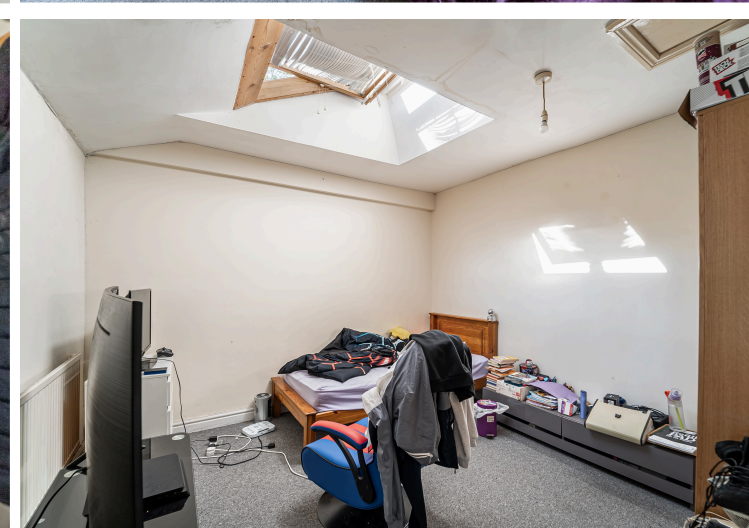
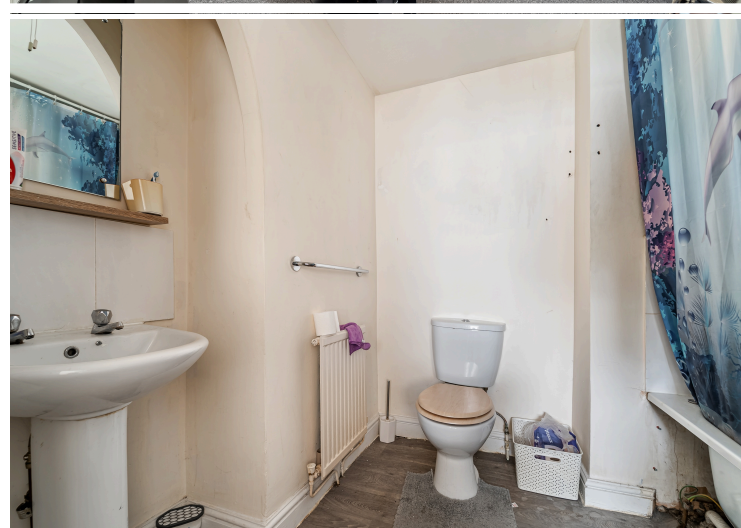
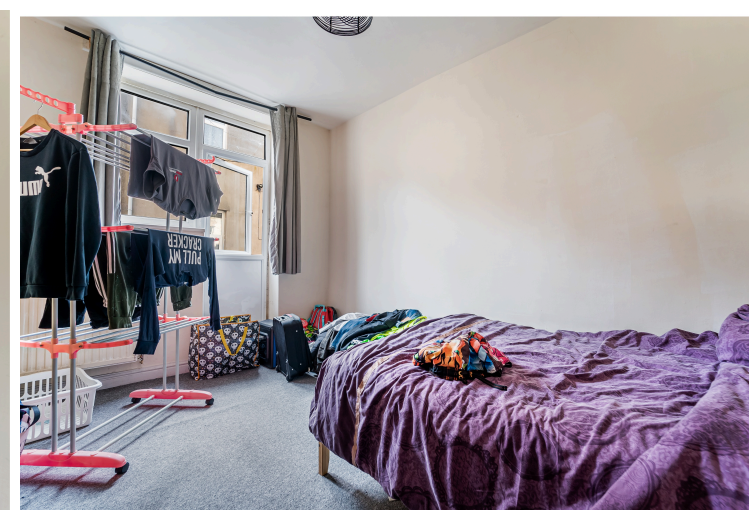


We are pleased to offer for sale this ground floor self contained flat which would be ideal as a first home or potentially a buy to let investment. Offered for sale with no onward chain the accommodation briefly comprises; own entrance to porch and entrance hall, spacious lounge with kitchen off, 2 double bedrooms and a bathroom. The property is located on the slopes of Weston hillside with Weston town centre with its extensive shopping and recreational amenities including the beach and sea front within easy reach. Both the main railway station and a regular bus service are both available for commuting to Bristol and beyond.

**TENURE:** We are advised the property is Leasehold. The Lease dated from 25.12.1988 is for a term of 999 years and has a balance of 962 remaining. The property can be sublet, does allow pets and there is no age restriction on occupancy. There is a Management Company and the current Maintenance charge is set at £40.00 per month this includes buildings insurance, electric and maintenance of communal areas. We are advised by the sellers that there is no Ground Rent on the property.

- Ground Floor Flat
- N Som Council Tax Band A
- Handy Location
- Double Bedrooms
- EPC Rating D
- No Onward Chain!

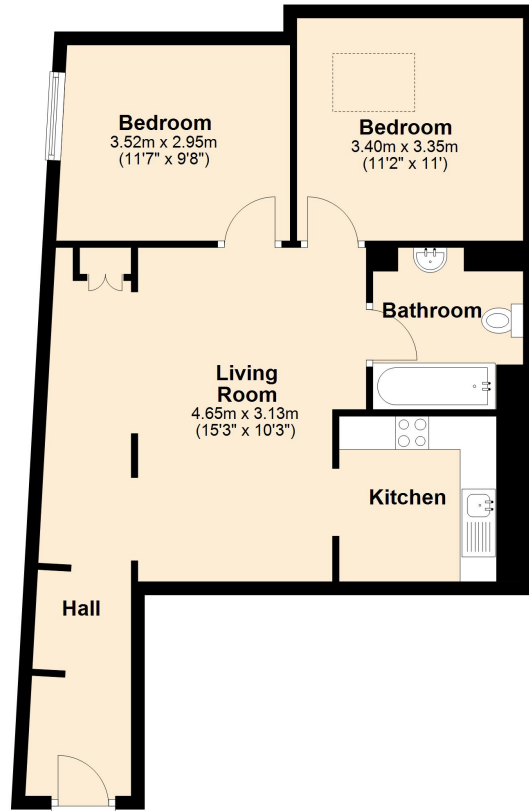






### Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



Total area: approx. 63.4 sq. metres (682.6 sq. feet)

Measurements and square footages are approximate and should not be relied upon for anything other than a guide. Square footage may include associated garages/ outbuildings.  
Plan produced using PlanUp.

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>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bristol Road Lower, BS23

