



 **2**  
Bedrooms

 **1**  
Bathroom





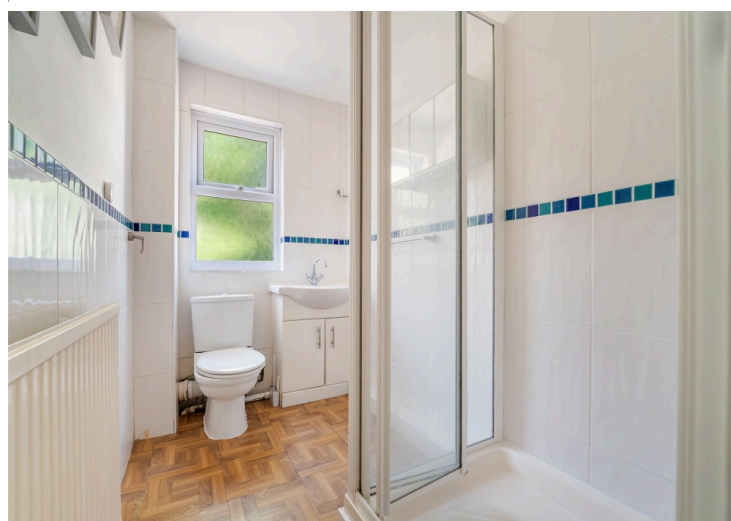
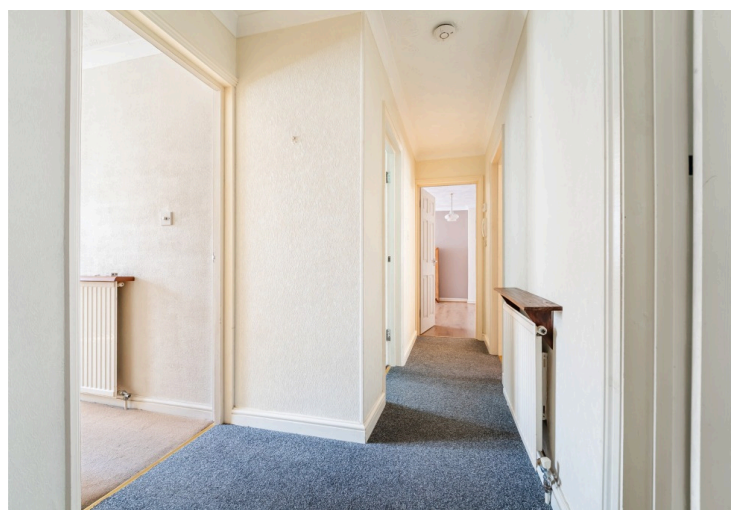
This wonderful purpose built first floor flat located in a popular road, situated on Weston hillside and is close to the town centre. It offers spacious and versatile accommodation comprising; shared entrance, private hallway, good size lounge, 2 double bedrooms or dining room, a decent size kitchen/breakfast room and a shower room. To the rear of the building the property benefits from a single garage with up and over door. The location of this property benefits from being a short distance from local amenities and public transport routes whilst also being in close proximity to Weston sea front.

**TENURE:** We are advised that the property is Leasehold. The Term of Lease is 999 years dated 27th June 1984 with a balance of 958 years remaining. The property can be sub let, the terms of lease does not allow pets to reside at the properties and there is no age restriction on occupancy. There is a management company in place for the block, Saturley Garner and Co Management Company. The current Management fees are set at £260.00 per quarter. There is no Ground rent on the property.

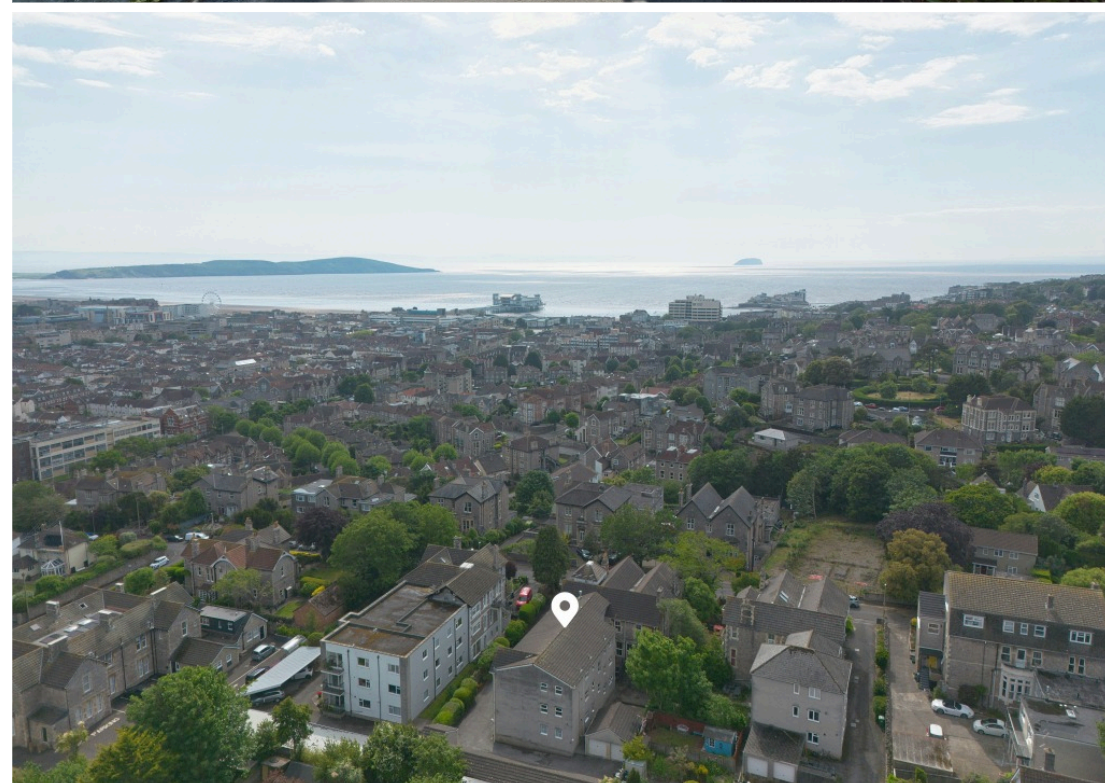


- **First Floor Flat**
- **2 double bedrooms**
- **N Somerset Council Tax Band B**
- **EPC Rating C**
- **Great Location**
- **No Onward Chain!**



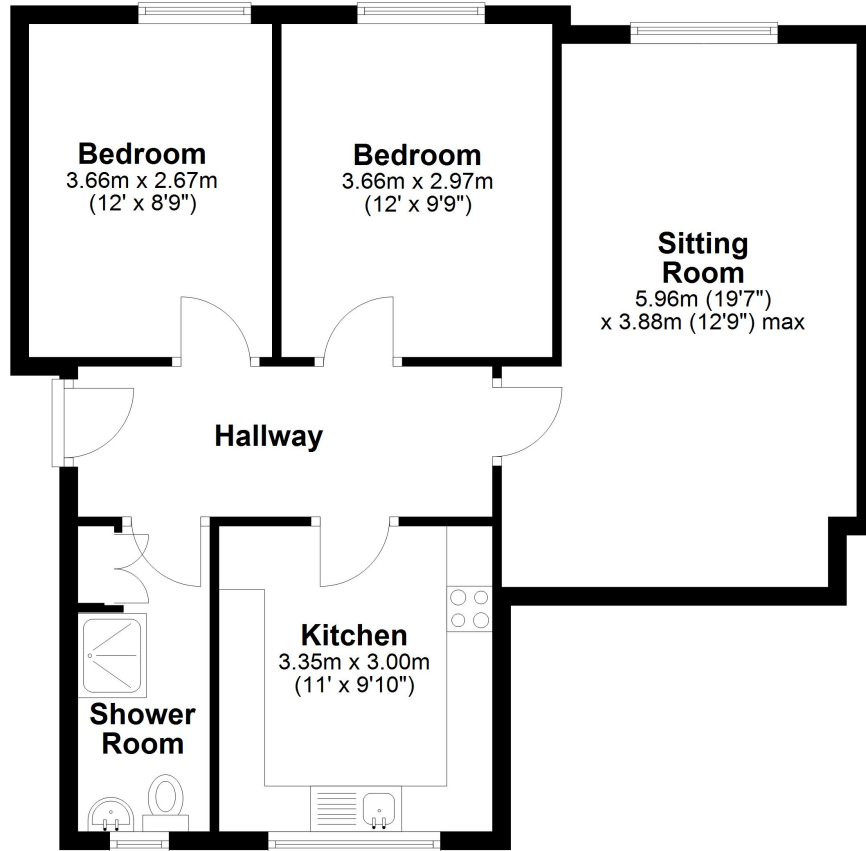









### Ground Floor



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>	80	80
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: 34 Montpelier, BS23 2RJ

