



1

Bedroom



1

Bathroom





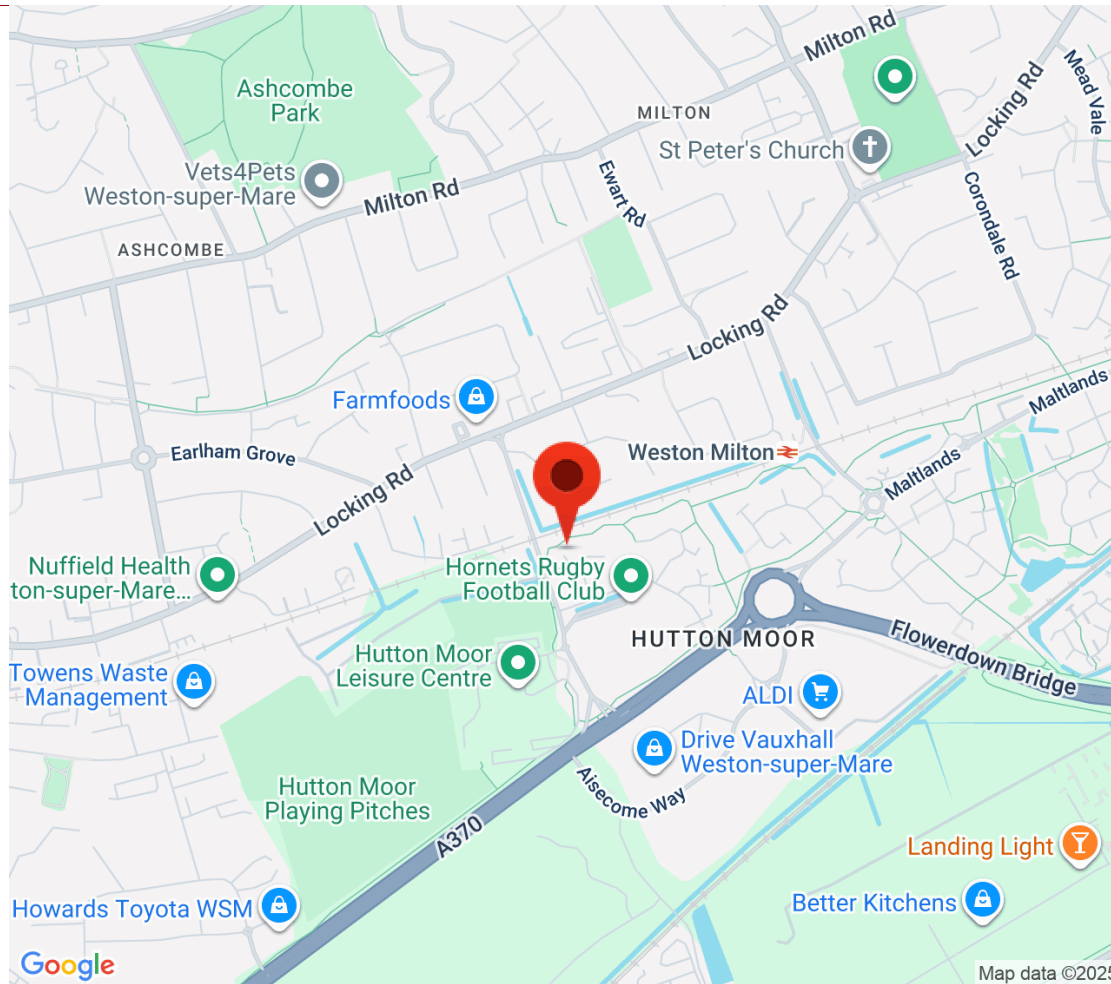
A well presented self contained and purpose built ground floor flat with its own rear patio garden and a driveway providing parking for 2-3 cars to the side of the property. The apartment is offered for sale with the advantage of being sold with no onward chain and has been redecorated throughout. It briefly comprises; hallway, open plan living room and fitted kitchen area plus conservatory off, double bedroom and bathroom. It occupies a cul de sac location and is handy for local amenities including shops, supermarkets and Hutton Moor Sports Centre with its swimming pool. A regular bus service is available for Weston, Worle, Bristol and beyond with Milton railway station 1/2 mile away for travelling to Bristol and beyond.



**Tenure:** We are advised the property is Leasehold. The 999 year Lease is dated 28th September 1990 with balance of 964 years remaining. The property can be sub let and pets are allowed to be homed at the property. There is no age restriction for occupancy of the property. There is a management company, Home Ground Management Limited. The current management fees are set at £189.92 per annum. There is a Ground rent due on the property however the owner advises that this has not been collected since 2019 when this Management Company took over management.

- **Self Contained Ground Floor Flat**
- **N Som Council Tax Band A**
- **Close To Local Amenities**
- **Patio Garden & Parking Attached**
- **EPC Rating C**
- **No Onward Chain!**





| 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>                            | 74      | 76                                                                                                          |
| (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: Locking Castle, BS22

