

LAUREL & WYLDE

E S T A T E A G E N T S



52 Alma Street, Weston-Super-Mare, BS23 1RD £130,000

*** WHAT A FABULOUS (NO SO) LITTLE APARTMENT *** RECENTLY REFURBISHED THROUGHOUT ***
BIGGER THAN SOME 2 BEDROOM APARTMENTS *** GREAT BUY TO LET *** NEWLY INSTALLED KITCHEN /
SHOWER ROOM / BOILER SYSTEM / DECORATED AND NEW FLOORING THROUGHOUT *** PERMIT
PARKING AVAILABLE ***

Entrance

Accessed through an original wooden door, into the shared hallway, private flat entrance in to the living room.



Living Room

A spacious room with a front aspect uPVC double glazed window, ceiling light, radiator and an original cast iron fireplace. Opening to the inner hallway.



Inner Hallway

Linking the kitchen and the living room, with a door to the bedroom off.

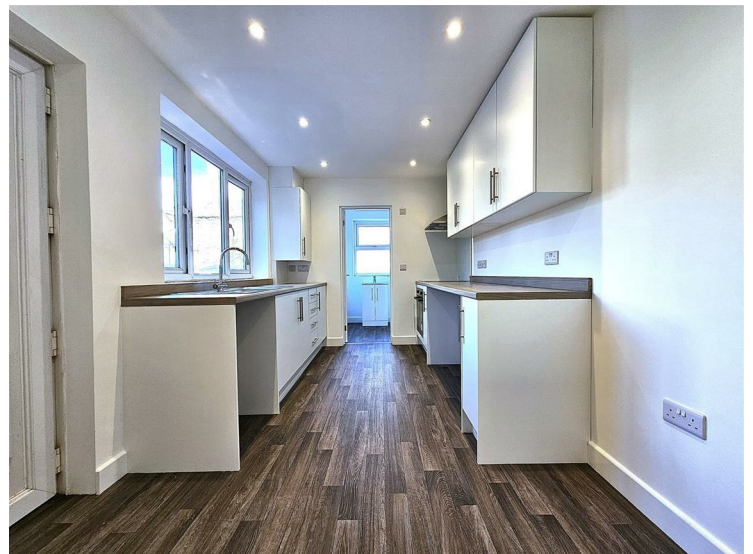
Bedroom & Walk in Wardrobe / Office Area

An extremely spacious bedroom with a rear aspect uPVC double glazed window, ceiling light, radiator and a large walk-in dressing room space / potential walk in wardrobe / built in wardrobe area / store room / office space etc etc.



Kitchen

A newly installed kitchen with a uPVC double glazed door to the rear courtyard, a side aspect uPVC double glazed window and a door to the shower room. With ceiling spotlights, radiator, wood effect vinyl flooring. Fitted with a range of white base and eye level units with wooden rolled edge work-surfaces, an inset one and a half bowl stainless steel sink with an adjacent drainer and a mixer tap, integrated oven with a 4-ring induction hob and extractor hood over, space for a washing machine and tumble dryer, fridge and a freezer (4 spaces).



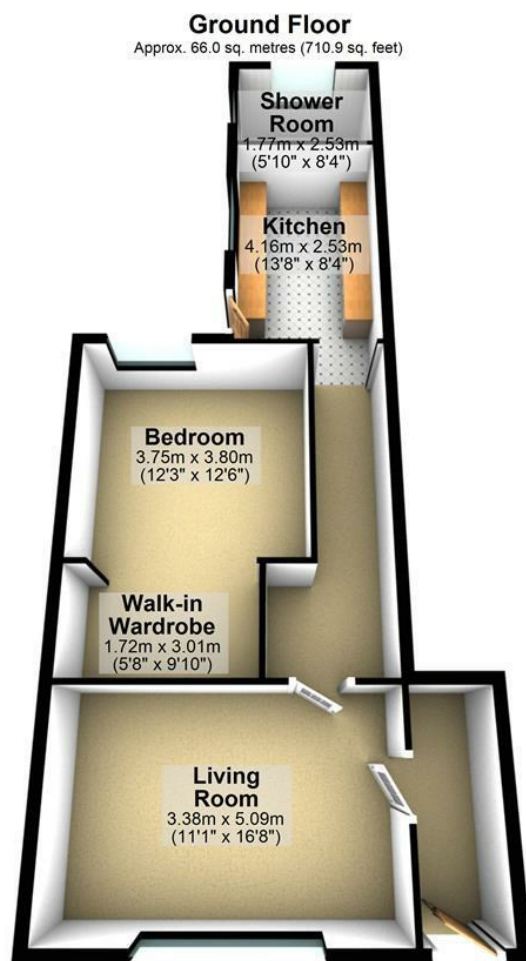
Shower Room

A rear and side aspect room with uPVC double glazed windows, ceiling light, chrome heated towel rail, wood effect vinyl flooring, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large, walk in, wet room style shower area with a wall mounted, mains shower system over.



Outside

To the front there is on street permit parking.



Total area: approx. 66.0 sq. metres (710.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	