



**12, WHITE LODGE PARK,
PORTISHEAD, BS20 7HH**
£270,000

Occupying a fabulous elevated position above the High Street and Lake Grounds with far reaching views from all windows with glimpses of the Bristol Channel.

A particularly spacious 2/3 Bedroom Purpose Built 2nd Floor Flat standing in large communal gardens and with the benefit of double glazing, electric heating, large roof terrace and garage. The property requires some updating and is offered with No Onward Chain

An internal inspection is highly recommended

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with internal staircase to 2nd Floor. Door to:-

Hall:

Entry phone.

Lounge/Diner:

31'9 x 14'5 narrowing to 7'8 (9.68m x 4.39m narrowing to 2.34m)

Dual aspect windows. 2 electric heaters. TV and telephone points. Airing cupboard.

Kitchen:

13'9 x 6'5 (4.19m x 1.96m)

Wall and base units with roll edge worksurfaces over. Single drainer sink unit. Plumbing for a washing machine and dishwasher. Cooker point. Space for a fridge/freezer. Tiled splashback. Electric heater.

Sitting Room/Bedroom 3:

13' x 12'4 (3.96m x 3.76m)

Night storage heater. Double glazed door to Terrace with extensive views.

Bedroom 1:

13'8 x 9'6 (4.17m x 2.90m)

Fitted double wardrobe. Night storage heater.

Bedroom 2:

10'6 x 7'2 (3.20m x 2.18m)

Built-in double wardrobe. Night storage heater.

Shower Room:

Double cubicle with 'Gainsborough' shower unit. Pedestal wash basin. Tiled splashback. Heated towel rail.

Separate WC:**Outside:**

Large Communal Gardens. Single Garage in a block with an up and over door.

Please note pets are not permitted and letting is strictly by approval of the Management Company

Tenure:

Leasehold for an original term of 999 years from 1st January 1974, subject to a £30 Annual Ground Rent.

Service Charge:

at the time of inspection the Service Charge is £2,244.00 including the Ground Rent.

Council Tax:

Band C

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

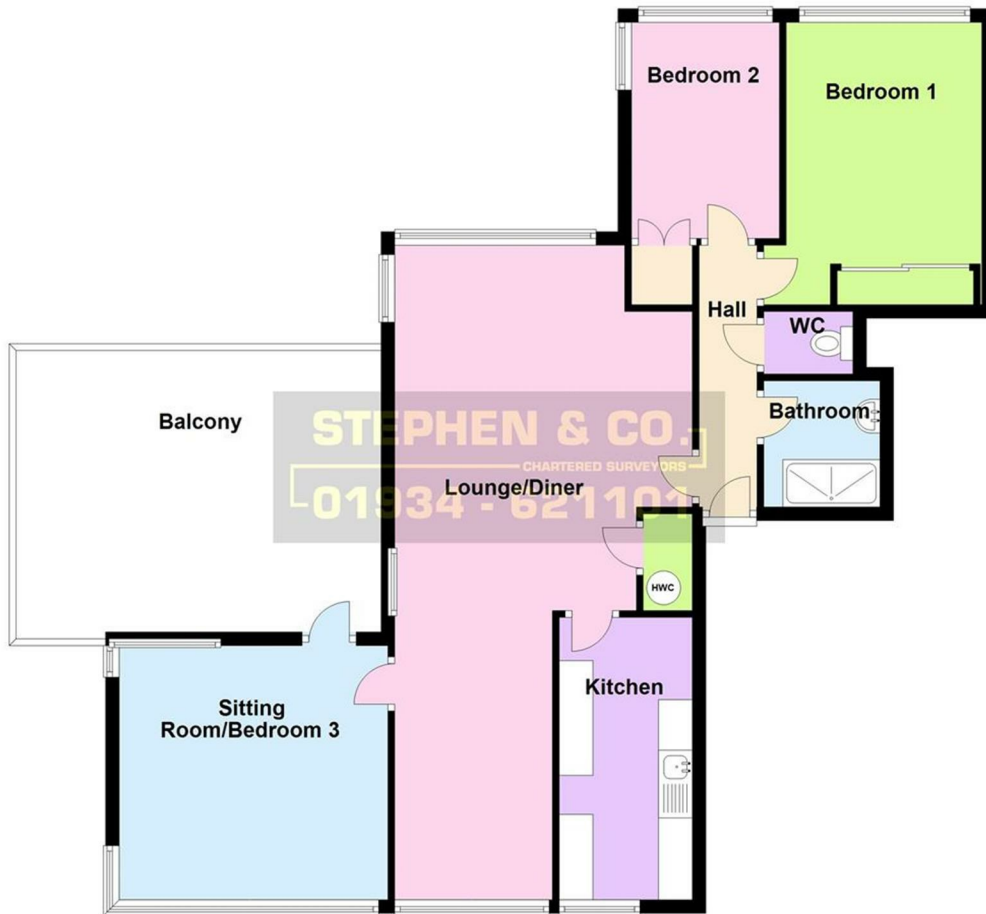
Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Second Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



Total area: approx. 86.5 sq. metres (931.0 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



