



**17 WESTON LODGE, BRISTOL ROAD LOWER,
WESTON-SUPER-MARE, BS23 2PJ**
£145,000



Centrally located close to the High Street, Sea Front, and other amenities. A recently refurbished 2 Bedroom Purpose Built Third Floor Flat with gas central heating, double glazing, parking space and lift service. The property is ideal for a First Time Buyer or Buy to Let investor. No Onward Chain

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with lift and internal staircase to Upper Floors. Door to:-

Hall:

Radiator. Cloaks and airing cupboards. Entry phone.

Lounge:

17'8 x 12'4 (5.38m x 3.76m)

2 radiators. TV point. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Kitchen:

8'7 x 7' (2.62m x 2.13m)

Range of wall and base units with electronic opening drawers and worksurfaces over. Inset single drainer sink unit. Fitted oven, microwave and hob with extractor hood and splashback over. Integrated washing machine and dishwasher. Fridge/freezer. Tiled splashback.

Bedroom 1:

16'9 x 9' (5.11m x 2.74m)

Radiator.

Bedroom 2:

11'2 x 8'8 (3.40m x 2.64m)

excluding door recess. Radiator.

Bathroom:

Refitted with a panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback and floor. Heated towel rail. Extractor. Mirror fronted cabinets.

Outside:

Designated Parking Space.

Tenure:

Leasehold for an original term of 999 years from 29th September 1982, subject to a £15 Annual Ground Rent.

Service Charge:

£1,400.00 per annum

Council Tax:

Band B

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.



Floor plans are for illustrative purposes only and are 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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