



**FLAT 1 'KINVERDALE COURT', 7, Highbury Parade,
Weston-Super-Mare, BS23 2DW
£135,000**



A 1 Bedroom Ground Floor Flat with gas central heating, double glazing and a parking space. The property is located within a Conservation Area in an elevated position within 1 mile of the Town Centre and Sea Front. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with further door to:-

Hall:
Radiator. Entry phone.

Lounge:
13'8 x 10'5 (4.17m x 3.18m)
Bay window. Radiator. TV and telephone points.

Kitchen:
9'8 x 6'5 (2.95m x 1.96m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water (installed 2024)

Bedroom:
14' x 11'2 (4.27m x 3.40m)
Radiator. Built-in wardrobe.

Bathroom:
Panelled bath with 'Neptune' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Parking space.

Tenure:
Leasehold for an original term of 999 years from 24th June 1989, subject to a £25 Annual Ground Rent.

Service Charge:
£600 per annum

Council Tax :
Band A

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

Consumer Protection from Unfair Trading Regulation
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.



Total area: approx. 44.7 sq. metres (480.8 sq. feet)
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.

