



GRIFFEN ROAD, WESTON-SUPER-MARE, BS24 7HG



£145,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! Spacious top floor one bedroom apartment, flooded with natural light and benefiting from an impressive open plan living room and kitchen, large double bedroom, hillside views and an allocated parking space - call now to view!

Council Tax Band: A

Location

Located on the popular Weston Village development approximately 3/4 of a mile from Morrison's shopping complex and facilities including: doctors surgery, library, Nursery and Primary School. Weston-super-Mare town centre is approximately 3 miles away and has a comprehensive range of shopping and leisure amenities. For the commuter there are mainline railway stations at Weston-Milton, Worle Parkway and Weston-Super-Mare with direct links to Bristol Temple Meads and London Paddington. Motorway access at M5, Junction 21 (St.Georges).

Entrance Hall

From top floor landing, door to entrance hall with radiator, airing cupboard, loft access, carpeted flooring and doors to:

Open Plan Kitchen & Living Room (24' 05" x 12' 0") or (7.44m x 3.66m)

Impressive living space, flooded with natural light due to the three South/West facing Upvc double glazed windows. Two radiators. Part carpeted and vinyl tiles flooring. Extensive fitted kitchen with built in oven, gas hob and fridge/freezer. Gas boiler.





Bedroom (12' 07" x 10' 0") or (3.84m x 3.05m)

Large double bedroom with a upvc double glazed window providing a hillside view. Radiator. Carpeted flooring.

Bathroom

Spacious bathroom with carpeted flooring, radiator, WC, pedestal wash basin, bath with electric shower over.

Allocated Parking Space

One space allocated at the rear of the property.

Material Information

Council Tax - A

Tenure - Leasehold

Maintenance Charge - £174.49 per month

Ground Rent - £263 per year

Property type - purpose built flat

Construction - brick and block

Services - all mains services

Heating - gas central heating

Broadband type - Fibre fed to copper wire

Parking - one allocated space

Any known building safety concerns - no

Are there any restrictive covenants, rights or easements - not known

Has the property been flooded in the last 5 years - no

Is there any local planning permissions / applications that will affect the property - no

Have any accessibility adaptations been made to the property - no

Is the property in a coalfield / mining area - no




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Approx Gross Internal Area
52 sq m / 558 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract