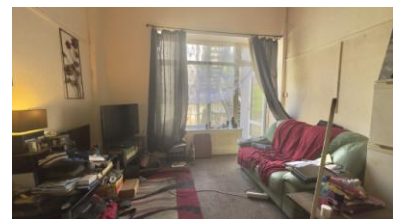




7a Cairo Court, Manilla Crescent, Weston-super-Mare, North Somerset, BS23 2BN

- No Onward Chain
- Attention Investors
- One Bedroom Apartment
- Kitchen / Living
- One Double Bedroom
- Shower Room



OPENING HOURS

Monday - Friday 9.00am-6.00pm

Saturday 9.00am-5.00pm

Sunday Unaccompanied Viewings
agents.

VIEWING Strictly by prior appointment with the

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- NO ONWARD CHAIN - ATTENTION INVESTORS - Brightestmove are proud to present to the market this One Bedroom First Floor Flat situated in Cairo Court, Manilla Crescent almost directly opposite Marine Lake. The property offers a Kitchen / Living Space, One Double Bedroom & Shower Room. Further benefits include: Council Tax Band A, uPVC Double Glazing & EPC Rating B. Viewings Are Strongly

HALLWAY Doors to: Kitchen / Living, Bathroom & Bedroom One. Smoke Alarm, Carpet.

KITCHEN / LIVING 14' 0" x 11' 10" (4.27m x 3.61m) uPVC double glazed window to rear aspect, electric radiator, range of wall and base units with inset Stainless Steel sink with drainer and tiled surround, wall-mounted hot water heater tap, carpet. uPVC double glazed obscure door to: Fire Escape.

BATHROOM 5' 0" x 5' 0" (1.52m x 1.52m) Vinyl flooring, cubicle shower unit with wall-mounted electric shower, pedestal handwash basin with tiled surround, low-level WC.

BEDROOM ONE 9' 0" x 8' 1" (2.74m x 2.46m) uPVC double glazed window to rear aspect, electric radiator, smoke alarm, carpet.

TENURE / INFORMATION

We are advised:

- This property is Leasehold with 999 years remaining from 2016.
- There is currently no Service Charge or Ground Rent.

This should all be verified with your solicitor.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Limited trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital services Limited trading as Brightestmove or the vendors.

Equipment: WCH Capital Limited trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

