



FLAT 3, MILTON COURT 108 MILTON ROAD

Weston-Super-Mare, BS23 2UJ

Offers In The Region Of £140,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IDEAL FIRST TIME BUY OR BUY TO LET! \* This well positioned two bedroom ground floor flat has undergone updating by the current owners. Boasting updated flooring and decoration throughout. Comprising in brief, entrance hall with storage, living room, kitchen with gas central heating combination boiler, two bedrooms and bathroom. Externally the property enjoys an allocated parking space. We highly recommend an internal viewing at your earliest opportunity.

## Situation

0.24 miles – Ashcombe Park  
 2.81 miles – Junction 21, M5  
 0.16 miles – Co-Op Convenience Shop  
 1.05 miles – Weston-Super-Mare Town Centre & Sea Front  
 All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: B  
 Tenure: Leasehold  
 EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(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	

# PROPERTY DESCRIPTION

## Communal Entrance

Front door opening into the communal entrance, stairs and a lift create access to the floors above.

## Hallway

Front door opening into the hallway with intercom system, storage cupboard, radiator, newly fitted carpet and doors to;

## Kitchen

9'06" × 5'04" (2.90m × 1.63m )

Double glazed window to side, there is a wall mounted gas central heating combination boiler and radiator. The kitchen comprises of a range of matching eye and base level units with worktop space over, electric oven and gas hob. space and plumbing for fridge/freezer and washing machine.

## Living Room

10'07" × 9'08" (3.23m × 2.95m)

Double glazed window to rear, telephone and television point, radiator and newly fitted carpet. This room could either be used as a bedroom or the living room.

## Bedroom One

12'07" × 9'00" max (3.84m × 2.74m max)

Double glazed window to rear, storage cupboard, radiator and newly fitted carpet. This room could either be used as the living room or a bedroom.

## Bedroom Two

9'04" × 6'08" (2.84m × 2.03m)

Double glazed window to rear, radiator and newly fitted carpet.

## Bathroom

White suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with taps over and shower attachment, radiator and extractor.

## Allocated Parking

Situated to the rear of the building is an allocated parking space.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease from construction. There is a maintenance fee of roughly £126 pcm that includes the upkeep and maintenance of the communal areas, building insurance and lift.

## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

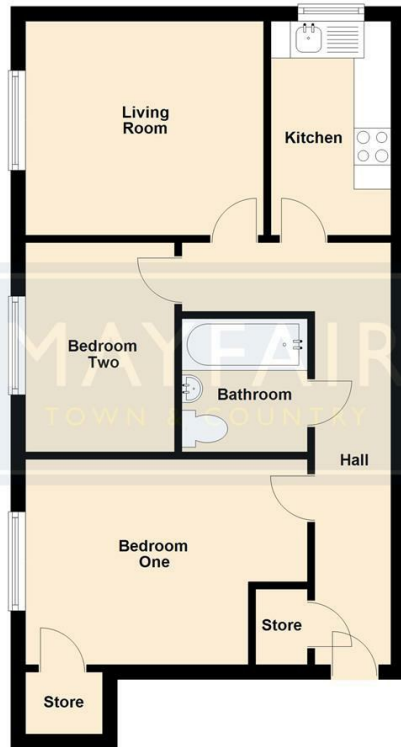
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).

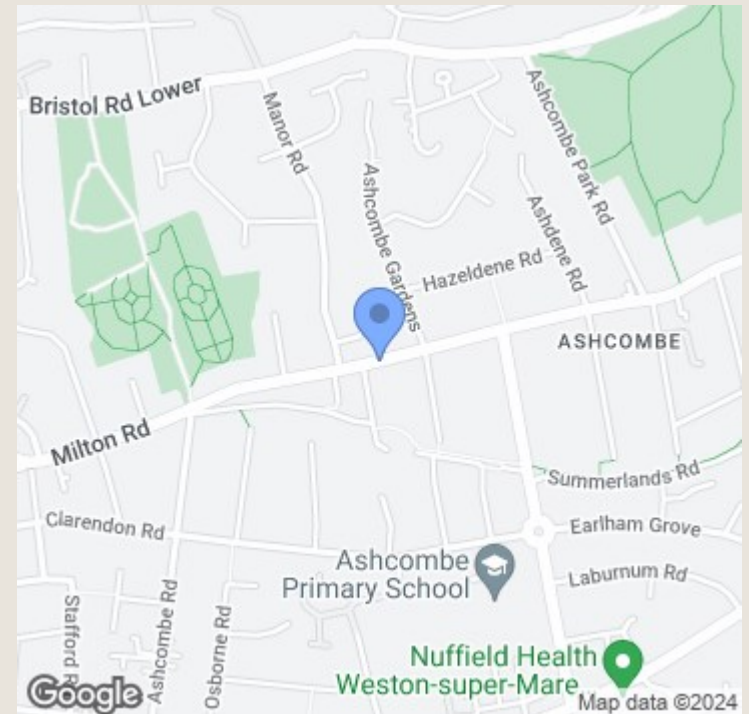
### Ground Floor

Approx. 475.6 sq. feet



Total area: approx. 475.6 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country  
Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

worle@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

