



## FLAT 1 16 WHITNEY CRESCENT

Weston-Super-Mare, BS24 8ES

Price £180,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* NOW REDUCED! \* \* EN-SUITE & TWO PARKING SPACES! \* Built in 2017 and of a generous size, this two bedroom purpose built first floor flat is an ideal first time buy or buy to let investment. Comprising in brief; Communal entrance with intercom system, inner flat hallway with storage, open plan living room / kitchen, two bedrooms with en-suite to master and bathroom. Also benefitting from two allocated parking spaces, easy access to shops, amenities and commuter links.

## Situation

2.69 miles - Junction 21 of the M5  
5 meters - Co-op Convenience Shop  
65 meters - Haywood Primary School  
1.55 miles - Weston-super-Mare Sea Front  
Distances are approximate & sourced from Google Maps

## Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B	84	84
(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		



# PROPERTY DESCRIPTION

## Communal Hallway

Hallway with individual flat post boxes, stairs leading to the first floor landing and flat front door opening to;

## Inner Hallway

Generous storage cupboard, intercom system, radiator, laminate flooring and doors to;

## Kitchen / Living Room

18'2" x 13'11" max (5.54m x 4.24m max)

Boasting a sunny dual aspect with uPVC double glazed windows to side and Juliet balcony to the front aspect, the kitchen comprises of a range of modern matching eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and extractor over, space for fridge / freezer and plumbing for washing machine. Ample space for dining and living room furniture, two radiators, television and telephone points.

## Bedroom One

10'9" x 10'3" (3.28m x 3.12m)

uPVC double glazed window to front, radiator, television point and door to;

## En-suite

White suite comprising low level W/C, hand wash basin with taps over and tiled surround, shower cubicle with mains shower over and tiled surround, extractor and radiator.

## Bedroom Two

10'11" x 8'9" (3.33m x 2.67m)

uPVC double glazed window to front and radiator.

## Bathroom

White suite comprising low level W/C, hand wash basin with taps over and

tiled surround, panelled bath with mains shower over and updated tiled surround, extractor and radiator.

## Allocated Parking

Situated in the parking area are two allocated parking spaces.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced in 2017. There is an annual ground rent of £150 and an annual maintenance charge of £1017.

## Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

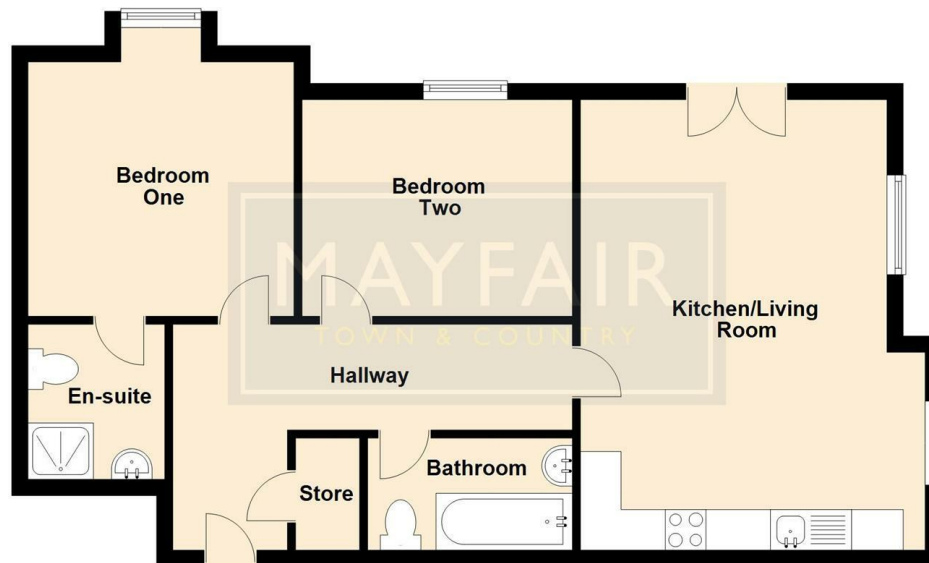
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://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](https://map.n-somerset.gov.uk/DandE.html).

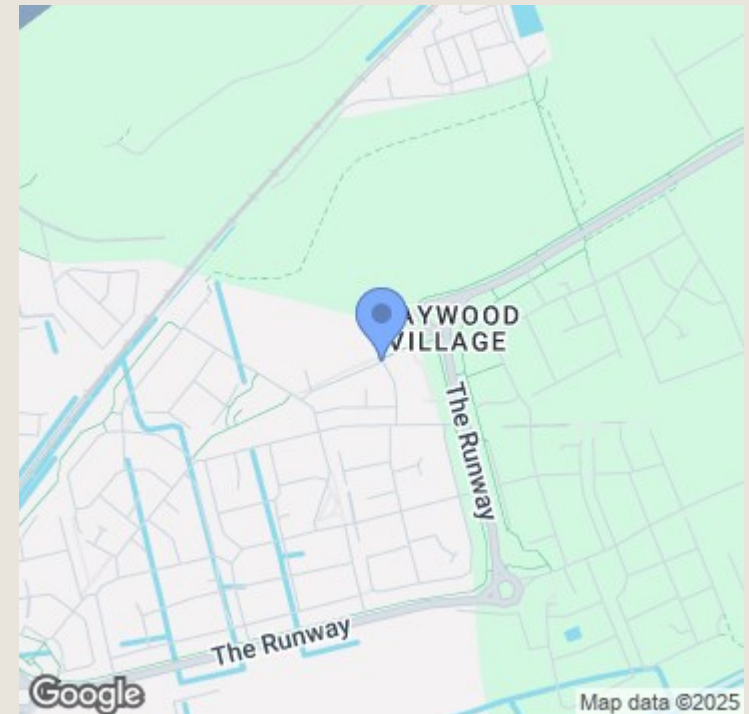
## First Floor

Approx. 648.4 sq. feet



Total area: approx. 648.4 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting 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](mailto: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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

