



FLAT 1, 74 COWLEAZE PATH

Banwell, BS29 6BZ

Offers In Excess Of £199,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE & SPACIOUS GROUND FLOOR FLAT! * Built by renowned developers Taylor Wimpey and positioned in the ever sought after Mead Fields development resides this modern ground floor flat in move-in ready condition.

Immaculate throughout and comprising in brief; Hallway with two storage cupboards, kitchen and living room with access to the outside patio area, two double bedrooms and high-spec modern fitted bathroom. Also benefitting from two allocated parking spaces and external communal bin & bike stores.

This flat had new acoustic uPVC windows and external doors installed this year and benefits the remainder of its 10 year NHBC which commenced upon construction in 2023.

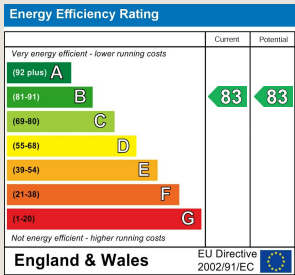
In all - an ideal first time buyer's property or those in need of ground floor accommodation. Don't miss out and call us today!

Situation

- 0.89 miles - Worle Train Station
 - 0.71 miles - Morrisons Supermarket
 - 0.55 miles – St. Anne's Primary School
 - 0.96 miles - Junction 21 of the M5 Motorway
- All distances are approximate and sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

uPVC double glazed window to rear, two generous storage cupboards, radiator, telephone intercom system, thermostat, wooden laminate flooring and doors to;

Kitchen / Living Room

22'9" x 14'6" max (6.93m x 4.42m max)

Dual aspect uPVC double glazed windows to front and rear, the kitchen comprises a range of modern matching eye and base level units with complimentary worktop space over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset mid-height electric fan assisted oven, four ring gas hob with extractor hood over and stainless steel splashback, space for fridge / freezer, plumbing for washing machine and dishwasher, extractor, inset kickboard lights and wooden laminate flooring. The living area has ample space for lounge and dining furniture, two radiators, television and telephone points, and uPVC double glazed door opening to the patio area.

Bedroom One

11'7" x 8'8" (3.53m x 2.64m)

uPVC double glazed window to front, radiator, television and internet point.

Bedroom Two

11'7" x 8'3" (3.53m x 2.51m)

uPVC double glazed window to front, radiator, television and internet point.

Bathroom

7'1" x 6'5" (2.16m x 1.96m)

Obscured uPVC double glazed window to rear, modern fitted white suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with taps and shower over with tiled surround, towel radiator, tiled flooring and extractor.

Parking

23'0" x 10'1" (7.01m x 3.07m)

Situated directly behind this flat are the two allocated parking spaces.

Bike & Bin Stores

Situated to the rear of the building are two secure outbuildings, one for bins and the other for bike storage.

Leasehold Information

We have been advised that there is an annual service charge of £1,232.92 which includes the building's insurance, maintenance and the area upkeep charge. The property has a remainder of a 999 year lease that commenced in 2023, with an annual ground rent of £175.

Material Information

We have been advised the following;

Gas - Mains

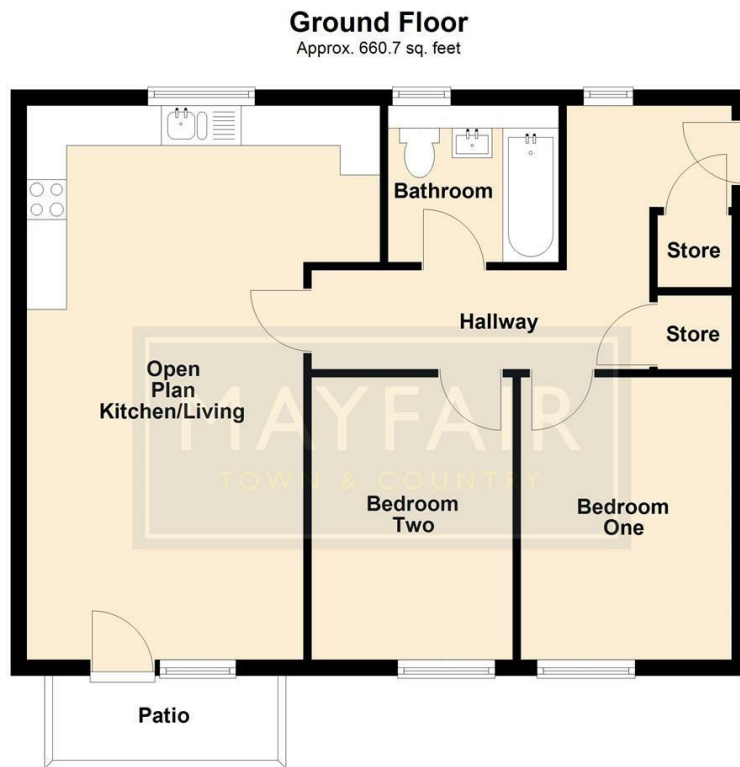
Electricity - Mains

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.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at 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.



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

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

