



FLAT 2 5 CHARLTON ROAD

Weston-Super-Mare, BS23 4HB

Price £230,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SPACIOUS & MODERN GARDEN FLAT * Located only a stone's throw from Weston's sea front resides this ideal first time buy or buy to let investment.

Enjoying a private entrance and comprising of an entrance hall, open plan living room and modern fitted kitchen, inner hallway, bathroom, two bedrooms PLUS an occasional bedroom/study/walk-in wardrobe. Externally the property benefits from a private rear and side garden with rear gate access to a communal parking area.

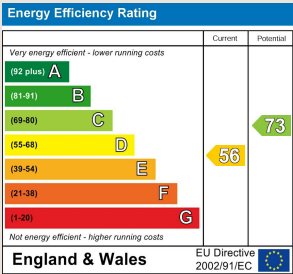
We highly recommend a viewing at your earliest opportunity.

Situation

- 0.15 miles - Bus Stop
 - 0.20 miles - Sea Front
 - 0.17 miles - Clarence Park
 - 0.30 miles - Broadoak Academy
 - 0.86 miles - Weston Train Station
- Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hall

13'6" x 6'7" (4.11m x 2.01m)

uPVC double glazed door opening into the hall, two uPVC double glazed windows to front, vinyl flooring, wall mounted gas central heating boiler, archway to the inner hall and door to;

Open Plan Living Area

20'2" x 11'1" (6.15m x 3.38m)

Two uPVC double glazed windows to rear overlooking the private garden, the living area has a radiator, along with telephone point. The kitchen/breakfast area comprises a range of high gloss eye and base level units with complementary worktop over and tiled surround, breakfast bar area, inset stainless steel drainer with adjacent drainer and mixer tap over, four ring gas hob with extractor over and electric oven, space for fridge and freezer, plumbing for washing machine. Obscured uPVC double glazed door opening to the garden and door to;

Bedroom Two

12'9" x 10'0" (3.89m x 3.05m)

uPVC double glazed window to side, radiator and doors to the living room and inner hallway.

Inner Hallway

uPVC double glazed window to side, radiator, archway to the entrance hall and doors to;

Bathroom

Comprising of a low level W/C, hand wash basin with mixer tap over, panelled bath with mains shower over, tiled walls and flooring, high level internal glazed window, towel radiator and extractor fan.

Bedroom One

14'11" x 10'11" (4.55m x 3.33m)

Dual aspect uPVC double glazed windows to both sides, radiator, television and telephone point, concealed consumer unit, archway to;

Occasional Bedroom/Study/Wardrobe

10'10" x 7'7" (3.30m x 2.31m)

uPVC double glazed window to side and radiator. An ideal space for an occasional bedroom, nursery, study or walk-in wardrobe. We have also been advised by the owner there is plumbing accessible in this room if a prospective buyer wished to convert it into an en-suite.

Garden

Enclosed by fence panelling, the rear garden is a good size which wraps around the flat to one side, laid to decorative stones with a good sized shed and rear gate access to communal parking.

Communal Parking

We have been advised by the owner this property has use of the communal parking area to the rear of the property.

Material Information

We have been advised the following;

Leasehold Information - We have been advised the this property has the remainder of a 999 year lease which commenced on 1/1/2004 and there is a management charge of £75pcm which includes buildings insurance.

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.



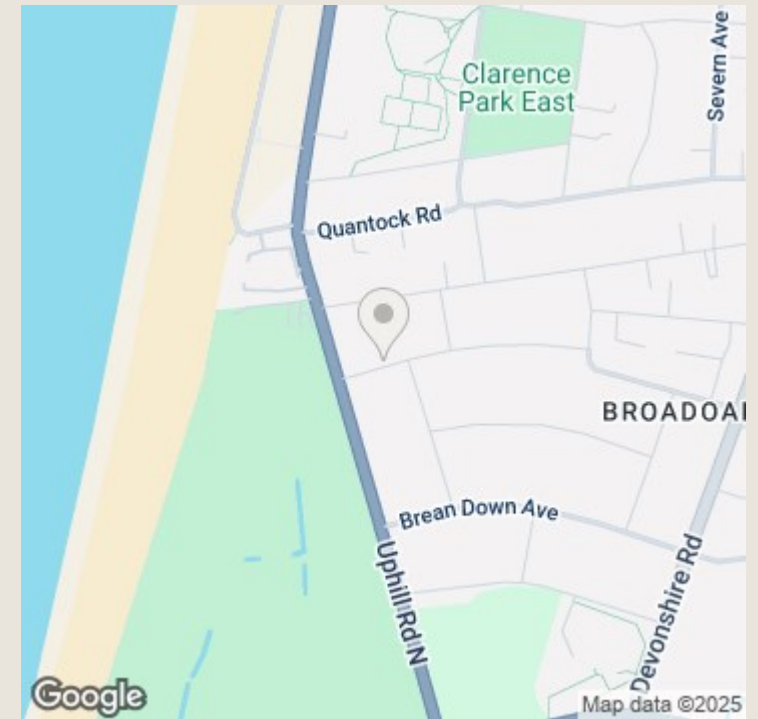








Total area: approx. 828.2 sq. feet
 For illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - 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:
 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

