



43 GRIFFEN ROAD, WESTON VILLAGE

ASKING PRICE OF £169,995

COOKE & CO
your local property expert

PROPERTY FEATURES

- SPACIOUS GF APARTMENT
- TWO BEDROOMS
- LARGE LIVING/DINING ROOM
- FITTED KITCHEN
- NEW BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- NO ONWARD CHAIN

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Cooke & Co are delighted to offer for sale with no onward chain this spacious two bedroom, ground floor apartment, occupying a well established position within Weston Village, providing for good access to shops, leisure facilities, schools, local bus routes and easy access to the M5. The property briefly comprises of two bedrooms, a large living/dining room, fitted kitchen, bathroom with mains overhead shower, gas central heating, double glazing and one allocated parking space to the rear of the property. The property further benefits from being updated & redecorated throughout to include a new bathroom, new flooring & a new boiler in the last two years. An ideal property for first time buyers & investors.

ENTRANCE

Door leading into communal area, door leading to apartment

ENTRANCE HALL

Storage cupboard, cupboard housing water tank, entry phone intercom, radiator

LIVING/DINING ROOM

15' 8" x 15' 1" (4.78m x 4.6m) Double glazed windows to front & rear, double radiator

KITCHEN

9' 1" x 6' 6" (2.77m x 1.98m) Double glazed window to the front, fitted with a range of wall & base units, single stainless steel sink, worktop over, built in electric oven, gas hob and extractor hood over, space for washing machine and upright fridge/freezer. Cupboard housing new Vaillant boiler

BEDROOM ONE

12' 2" x 9' 2" (3.71m x 2.79m) Double glazed window to rear & side, radiator and recess for wardrobes

BEDROOM TWO

9' 8" x 7' 3" (2.95m x 2.21m) double glazed window to rear, radiator

BATHROOM

Three piece suite comprising of bath with mains over head shower, WC, sink with vanity unit under, towel rail

OUTSIDE

One allocated parking space (numbered) to the rear of the building

TENURE AND MANAGEMENT

The property is a leasehold property with a 999 year lease from 2002. 977 years remaining

Management charge per year £963.57 for 2024

Ground rent £309.76 per year

43 GRIFFEN ROAD, WESTON VILLAGE BS24 7HQ



Council Tax:

Band B

Local Authority:

North Somerset District Council

Ground Floor



Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

