



96 BOWEN ROAD, LOCKING PARKLANDS

ASKING PRICE OF £165,000

DISCOUNT MARKET UNIT

ELIGIBILITY CRITERIA APPLIES

COOKE & CO
your local property expert

PROPERTY FEATURES

- IMMACULATE FIRST FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING / KITCHEN AREA
- BALCONY
- GAS C/HEATING
- DOUBLE GLAZING
- TWO PARKING SPACES
- BIKE STORAGE
- ENERGY PERFORMANCE RATING B

96 BOWEN ROAD, LOCKING PARKLANDS



Cooke & Co are delighted to market for sale this SPACIOUS, MODERN & IMMACULATELY presented TWO BEDROOM first floor apartment, situated on the popular and sought after Locking Parklands. Being one of the larger apartments the property comprises of an OPEN PLAN LIVING/KITCHEN area with dual aspect double glazed, fitted double wardrobes in both bedrooms with the master bedroom boasting sliding doors leading to the BALCONY. The bathroom comprises of a three-piece suite to include a mains shower overhead. With the apartment there are TWO ALLOCATED PARKING SPACES, a communal bike room within the apartment and a bike storage shed outside.

****Internal viewing highly recommended to appreciate the space and attributes of this apartment****

ELIGIBILITY CRITERIA:

By choice, lived in North Somerset for three consecutive years preceding the date of application OR

By choice, previously lived in North Somerset for ten consecutive years if no more than five years prior to the date of application OR

Retained continuous employment in North Somerset, of a minimum of 16 hours per week, for at least 12 months preceding the date of application

OR

Has a family connection who lives in North Somerset at the date of application

AND, complies with the Financial Criteria (no more than £80,000 PA household income)

COMMUNAL ENTRANCE

Door way accessed via key pad, leading to communal stairway leading to first floor

COMMUNAL FIRST FLOOR HALLWAY

Leading to apartment entrance door

HALLWAY

Spacious hallway with doors leading to all rooms, radiator, large storage/airing cupboard housing Envirovent ventilation system, consumer unit, wall mounted electric heater.

OPEN PLAN KITCHEN/LIVING AREA

22' 6" x 13' 6" (6.86m x 4.11m) Kitchen area: A range of wall and base units with worktop over, one & a half bowl stainless steel sink, tiled splash backs, space for cooker, plumbing for washing machine & dishwasher, space for upright fridge freezer, dual aspect double glazed windows, cupboard housing LOGIC combi boiler (installed 2019)

Living area: two radiators, floor to ceiling double glazed window to side

BATHROOM

Three piece suite comprising pedestal wash basin, W.C, bath with mains shower overhead, shower screen, heated towel rail, extractor fan

BEDROOM ONE

13' 7" x 12' 1" (4.14m x 3.68m) Double built in wardrobe, double glazed sliding doors leading to balcony, radiator

BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.9m) Double built in wardrobe, double glazed window to front, radiator

OUTSIDE

Two allocated parking spaces, communal recycling area, communal bike shed

Service charge: £1467.96 PA paid quarterly

Ground rent: £237.60 PA paid quarterly

96 BOWEN ROAD, BS24 7FU



Council Tax:
Band B
Local Authority:
North Somerset District Council



score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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.

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