



F4 EASTFIELD PARK, W-S-M

ASKING PRICE OF £180,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- PURPOSE BUILT FF FLAT
- TWO BEDROOMS
- PARK VIEWS & COMMUNAL GARDENS
- MODERN KITCHEN
- LOUNGE/DINER
- SHOWER ROOM
- PARKING
- GARAGE
- NO ONWARD CHAIN

F4 EASTFIELD PARK, W-S-M BS23 2PF



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this purpose built TWO BEDROOM first floor flat, WITH GARAGE AND PARKING, positioned opposite the private and desirable Eastfield Park allowing for occupant access, also within walking distance of the Boulevard and seafront.

The flat briefly comprises of two bedrooms, lounge/diner front facing with views over to the park. Kitchen and shower room. Resident parking area to the front on a first come served basis, there is parking for several vehicles, garage and communal gardens.

FRONT OF PROPERTY

Resident private parking area leading to steps to communal front entrance door, front gardens laid to lawn

COMMUNAL ENTRANCE HALL

Access via a secure phone entry system into communal hallway, stairs to first floor and flat entrance

FLAT ENTRANCE HALL

Storage cupboard, electric wall mounted radiator, entry phone system, large storage cupboard housing water tank, plumbing for washing machine, doors leading to all other rooms

LOUNGE/DINER

16' 4" x 13' 6" (4.98m x 4.11m) Double glazed windows to the front, one being half a bay, wall mounted electric radiator, real wood flooring with soundproofing

Square way into

KITCHEN

7' 10" x 7' 5" (2.39m x 2.26m) A range of wall and base units with worktop over and splash backs, 1 1/2 bowl sink with mixer tap, 4 ring induction hob, with extractor hood over, built in oven, space for upright fridge/freezer, built in slimline dishwasher, double glazed window to side

BEDROOM ONE

11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to the rear side, built in double wardrobe, wall mounted electric radiator

BEDROOM TWO

14' 2" x 6' 5" (4.32m x 1.96m) Double glazed window to rear, electric wall mounted radiator

SHOWER ROOM

'P' shaped bath with electric shower over and glass shower screen, WC, wash basin with vanity drawer under, obscure double glazed window to side, fully tiled

REAR COMMUNAL GARDEN

Pathways laid to patio slab and lawned garden areas, steps to the rear leading to garages situated and accessed via an upper level road

SERVICE CHARGE

£1,080 PA

F4 EASTFIELD PARK, WESTON-SUPER-MARE, BS23 2PF



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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.

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