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Locking Parklands

£219,950

- * Purpose Built Top Floor Flat
- * Parkland Setting
- * 2 Double Bedrooms
- * 2 Parking Spaces
- * Westerly Facing Balcony
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Flat 10, 1 Bishop Path, Locking Parklands, BS24 7NN

Description

Purpose built top floor flat with '2' parking spaces visible from the westerly facing balcony, situated on the fringes of the very popular Locking Parklands development.

Occupying a privileged position in the building enjoying plenty of natural light, benefitting from easterly and westerly aspects so you can enjoy sunshine throughout the day. An energy efficient 'B' rated home with 2 'double' bedrooms and stylish open plan living, plus upgrades over the standard specification.

Accommodation

Entrance

Communal entrance with intercom entry system and door to communal hallway. Stairs to the top floor and door to flat 10.

Entrance Hall

2 built-in cupboards, smooth ceiling finish, radiator, laminate flooring. Intercom entry phone.

Open Plan Living 19' 8" x 18' 2" (5.99m x 5.53m) maximum. L-shaped lounge, dining and kitchen space benefitting from a dual aspect affording plenty of natural light. The kitchen features 'Shaker' style wall and base units with roll edge work surfaces and integrated 'AEG' appliances, including dishwasher, fridge/freezer, double oven and 4 ring gas hob with cooker hood over. Low level skirting lighting. Smooth ceiling finish. 2 radiators. Gas fired boiler. Smooth ceiling finish. Double glazed easterly facing window plus westerly facing patio doors leading out to the BALCONY with tiled floor, shelter, glass and metal enclosure.

Bedroom 1 12' 2" x 11' 11" (3.71m x 3.63m) maximum including wardrobes to one wall. Smooth ceiling finish, radiator. 2 feature floor to 3/4 height westerly facing windows.

Bedroom 2 10' 7" x 8' 10" (3.22m x 2.69m) plus recess. Another double bedroom with smooth ceiling finish, radiator. feature floor to 3/4 height westerly facing window.

Bathroom 7' 0" x 5' 7" (2.13m x 1.70m) Bath with shower and side screen, deluge and handheld fittings. Pedestal wash hand basin and low level WC. Heated towel rail.

Outside

2 allocated off road parking spaces, visible from the flat and the balcony.

Tenure

Leasehold. 250 year lease from 1.6.2021. Service Charge £328.81 per quarter, payable to 'Preim'. Estate Charge £37.71 per quarter. Ground rent awaiting confirmation from St Modwen Homes. Council tax band is 'B'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and low from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'B'.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Balcony Outlook & Parking Below



Position in Building



TOP FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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