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Uphill Road North

£250,000

- * Second Floor Apartment
- * Re-Fitted Shower Room
- * Open-Plan Lounge & Kitchen
- * West Facing Balcony
- * 2 Double Bedrooms
- * Garage



114 High Street, Worle, BS22 6HD

Flat 7 Fairways, 15 Uphill Road North, BS23 4NB

Description

A much sort after location within a short walk of the Sea Front and Beach and enjoying a West facing aspect overlooking Weston Golf Club. The current seller has modernised this second floor apartment to a high standard including re-fitting the shower room and kitchen which has now been Incorporated into the lounge to provide a much more modern and sociable living space. The 2 bedrooms are generous doubles and the lounge has patio doors to the West facing balcony. A garage at the rear of the building is allocated to the apartment where occupants need to be 55 and over.

Accommodation

Communal Entrance Lobby

Stairs or lift to the second floor.

Entrance Hall

Door entry phone. Porcelain Tiled Floor.

Open-Plan Lounge & Kitchen/Breakfast Room

Lounge 14' 10" x 11' 3" (4.52m x 3.43m)

Radiator. Downlighting. Double glazed patio doors to the Balcony, facing West and overlooking Weston Golf Club.

Kitchen/Breakfast Room 12' 10" x 7' 7" (3.91m x 2.31m)

Fitted with a range of 'soft close' floor and wall units with wood effect worktops and matching upstands. Inset single drainer sink unit with mixer tap. A range of integrated appliance includes a dishwasher, washing machine, fridge/freezer, electric hob and oven with cooker hood over. Down lighting. Porcelain tiled floor.

Hallway

Radiator and shelved cupboard. Porcelain tiled floor.

Bedroom 1 15' 3" plus double wardrobe x 10' 11" (4.64m x 3.32m) Radiator. Downlighting. Dual aspect with double glazed windows to side and rear.

Bedroom 2 12' 2" plus double wardrobe and door recess. 11' 3" (3.71m x 3.43m) Radiator. Downlighting. Cupboard housing the gas central heating boiler. Double glazed window to rear.



Shower Room

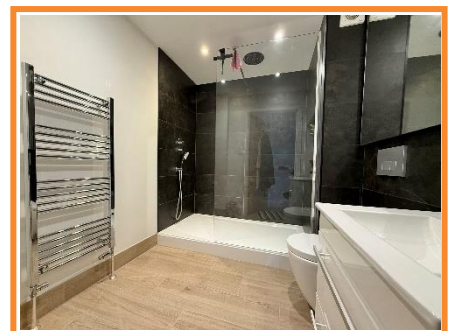
White suite of large walk-in shower enclosure with 'deluge' shower head and separate shower attachment. Glass screen. Recess for toiletries. Vanity wash hand basin with drawers under and low level WC with concealed cistern. Ladder style radiator. Downlighting.

Outside

Access to the garage with up and over door is via Chalton Road.

Tenure

Leasehold for 999 years from 1981. Ground rent of £25pa and a management charge of £200 pcm.



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.



Material Information

We have been advised the following;

Gas - Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

GROUND FLOOR



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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