

Harris & Lee
Estate Agents

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Estate Agents

.....a fresh approach with over 50 years experience



St Georges £190,000

- * Purpose Built Top Floor Flat
- * Two Bedrooms
- * Views over Parkland
- * Popular St Georges Location
- * Allocated Parking Space
- * GCH & Dbl Glazing



114 High Street, Worle, BS22 6HD

Description

Superb second floor apartment with parkland views to the front aspect. This impressive two double bedroom property is located in the popular St Georges area of Weston super Mare and boasts a bright and welcoming feel. Featuring two double bedrooms, Lounge, Kitchen & Bathroom. Externally there is an allocated parking space.

Accommodation

Communal Entrance

Secure entry phone, stairs to second floor.

Entrance Hall

Doors to all rooms, radiator and loft hatch providing access to boarded loft space.

Lounge 13' 4" x 12' 4" (4.06m x 3.76m)

2 radiators, 2 uPVC double glazed windows to front aspect with views to the park.

Kitchen 12' 1" x 7' 9" (3.68m x 2.36m)

Built with a range of wall mounted and base units with work surface and tiling to splash back, single bowl sink and drainer unit with central mixer tap, built in 4 ring gas hob and electric oven with cooker hood above. Space and plumbing for washing machine, space and plumbing for dishwasher and space for upright fridge/freezer, Gloworm combi boiler, radiator and uPVC double glazed window to rear aspect.

Bathroom 8' 4" x 6' 7" (2.54m x 2.01m)

Obscured UPVC double glazed window to rear aspect, white suite of panelled bath with central mixer tap and mixer shower attachment, WC, pedestal wash hand basin, tiled to splash back, radiator, vinyl floor covering and storage cupboard with shelving.

Bedroom 1 15' 6" x 14' 1" (4.72m x 4.29m)

Radiator, 2x UPVC double glazed windows to front aspect.

Bedroom 2 8' 0" x 10' 9" (2.44m x 3.27m)

UPVC double glazed window to rear aspect, radiator.

Other Material Information

Tenure - Leasehold - We have been advised by the seller there are 107 years left on the lease.

Ground rent - £250 per year

Management Charge - £1,964 per year.

Mains Gas, Mains Electric.

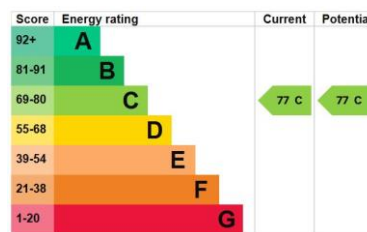
Water & Sewage - Bristol & Wessex Water.

Phone Coverage - see : <https://checker.ofcom.org.uk/>

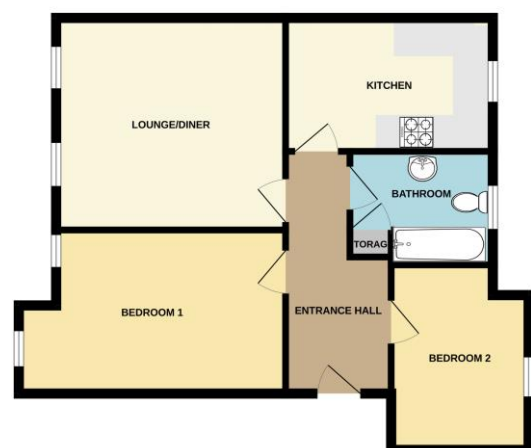
Broadband - Openreach advises there is fibre Broadband available now with downloads speeds upto 76mbps, with full fibre currently being installed in the area

Virgin Media - Is not currently available at this address

Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
These notes should be read in conjunction with the particulars of the property and the agent's report.
If any, visitors, view and any other form are approved and no responsibility is taken for any error.
Attention is drawn to the fact that the agent is not responsible for any error or omission in the particulars.
The contents, accuracy and reliability of the information provided is not guaranteed.
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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.