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Locking Parklands £219,950

- * NO CHAIN
- * Immaculate First Floor Flat
- * Balcony With Views
- * 2 Double Bedrooms
- * Master With En-Suite
- * 22' Open Plan Living Space



114 High Street, Worle, BS22 6HD

Flat 7, 39 Cranwell Road, Locking Weston-Super-Mare BS24 7LU

Description

A superb example of a modern purpose built flat. This energy efficient 'B' Rated first floor property is located in the sought after Locking Parklands development and is offered with 'No Onward Chain'. Having been owned from new the property features 'upgrades' to the kitchen including fitted AEG appliances. The 22' Open Plan living area enjoys a Southerly aspect with the covered balcony enjoying views over parks and green space. Both bedrooms are 'double' whilst the master benefits from built in wardrobes and an spacious En-Suite with double shower. Externally there are two allocated parking spaces to the rear and a communal cycle store. An internal viewing is highly recommended to appreciate the accommodation on offer.

Accommodation

Entrance

Secure entrance system with video. Communal entrance hallway. Staircase to upper floors.

Entrance Hallway

Doors to all rooms plus airing cupboard housing combi boiler. Radiator and smoke alarm.

Bathroom 6' 8" x 6' 5" (2.03m x 1.95m)

Comprising white suite of panelled bath with shower attachment. Low level W.C. Pedestal wash hand basin with central mixer tap. Ladder style radiator. Envirovent extractor fan. Shave point. Part tiled walls and tiled to splashback. Downlighting.

Bedroom 2 10' 9" x 9' 8" (3.27m x 2.94m)

Fitted wardrobe. Radiator. uPVC double glazed window to rear aspect.

Bedroom 1 12' 2" x 9' 8" (3.71m x 2.94m)

Radiator. uPVC double glazed window to rear aspect. Built in wardrobe. TV point. Virgin Media point. Phone point.

En-suite 6' 4" x 5' 1" (1.93m x 1.55m)

Fully tiled shower enclosure with electric shower over. Low level W.C. Pedestal wash hand basin with tiling to splashback. Shaver point. Vinyl floor covering. Ladder style radiator. Envirovent extractor fan.

Open Plan Living Space & Kitchen 22' 2" x 13' 9" (6.75m x 4.19m)

The kitchen area is fitted with a range of wall mounted and base units with worksurface over and matching upstands. Built in Fridge Freezer, Built in electric AEG oven with 4 ring AEG gas hob and AEG hood over. Built in AEG dishwasher. Built in AEG washer/drier. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Two uPVC double glazed windows to side aspect. Built in bin. Double radiator. The living space has 2 telephone points, Virgin Media point and TV point. uPVC double glazed sliding patio doors to

Balcony 13' 9" x 5' 8" (4.19m x 1.73m)

Covered Balcony.

Outside

2 allocated parking spaces to the rear of the property . Communal bike and bin stores, accessed via the front.

Tenure

Leasehold. 991 Years remain (2025)



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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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