

Harris & Lee

Estate Agents

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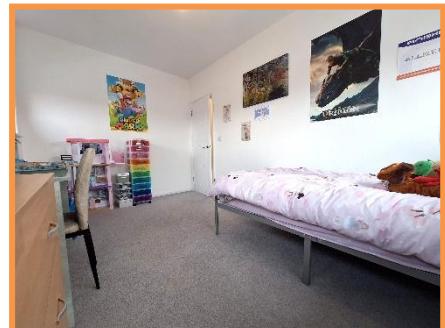
Helping you move with 100 years combined staff experience



Park Way, Worle

£185,000

- * First Floor Flat
- * Open Plan Living Space
- * Two 'Double' Bedrooms
- * Well Presented Throughout
- * Two Allocated Parking Spaces
- * No Chain



114 High Street, Worle, BS22 6HD

Description

Situated within a stone's throw of Worle Train Station, this well presented 2 bedroom first floor flat offers very convenient living. The open plan living space boasts views across Worle. With two 'double' bedrooms. Close to local amenities, shops and commuter links. All with the benefit of allocated parking. NO CHAIN

Accommodation

Communal Entrance

Secure entrance hallway with secure entry points. Staircase to upper floor flats. Post-boxes. Communal message board.

Entrance Hall

Secure entry phone. Doors to all rooms. Storage cupboard housing hot water tank. Electric radiator.

Living Room 17' 1" x 14' 8" (5.20m x 4.47m)

A bright airy dual aspect room with uPVC double glazed windows to side and front. Electric radiator. Telephone Point and TV Point.

Kitchen 10' 3" x 7' 1" (3.12m x 2.16m)

Fitted with a range of wall mounted and base units with worksurfaces over and matching upstands. One and a half bowl stainless steel sink and drainer unit with central mixer tap. 4 Ring electric hob with glass splashback and cooker hood over. Built in upright fridge/freezer, built in electric oven, built in slim line dishwasher. Space for washing machine. Laminate flooring. Downlighting. uPVC Bay window to side aspect with Views to Worlebury.

Bedroom 1 14' 2" x 9' 2" (4.31m x 2.79m)

Two uPVC double glazed window to rear aspect. Electric radiator. Built in wardrobe.

Bedroom 2 8' 4" x 13' 9" (2.54m x 4.19m)

Dual aspect uPVC double glazed window to side and rear. Electric radiator.

Bathroom 9' 0" x 6' 9" (2.74m x 2.06m)

Comprising a white suite pf panelled bath with mains shower over and central mixer tap. Partially tiled walls. Wash hand basin with storage under. W.C. Ladder style radiator. Vinyl floor covering. Extractor fan.

Outside

Two allocated parking spaced, labelled with number 10. Bin store.

Tenure

Leasehold. 116 Years remaining on Lease.

Annual Ground Rent - £ 280.00

Annual Service charge (includes building insurance)
£1372.92

Material Information

We have been advised the following;

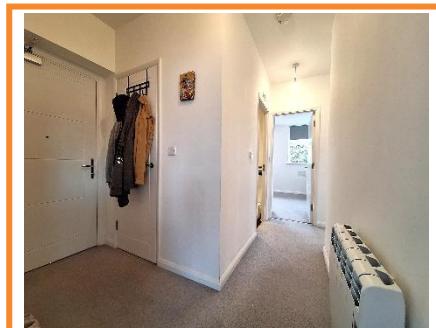
Gas- N/A

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		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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 sales 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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