



**Hobbs & Webb**

**GROVE PARK ROAD**  
Weston-super-Mare, BS23 2LB

Price £165,000





A three bedroom purpose built first apartment with access via stairs from the front of the building or level access to the rear. The property is located on the south facing slopes of Weston-super-Mare Hillside in a convenient position for the nearby town centre and seafront. Enjoying Upvc double glazing and night storage heating, the good sized accommodation is arranged as entrance hall to dual aspect lounge with southerly views towards Brent Knoll, Weston bay and Brean Down, modern fitted kitchen and bathroom as well as 3 bedrooms. Outside garage, visitor parking and use of communal gardens to the front side and rear of the building.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

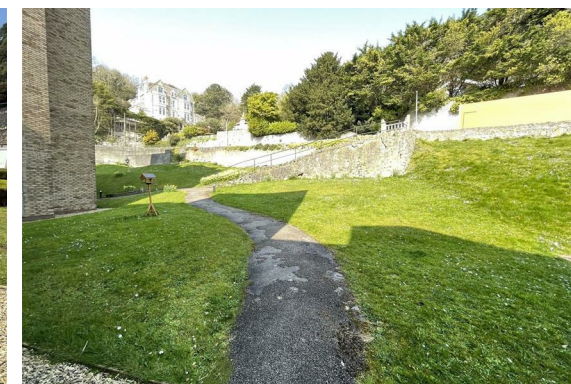
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal Entrance

Communal entrance at ground floor level with entry telephone system and stairs to first floor, or level access from door to the rear of the building to.

## Communal Hallway

Door to Apartment 29.

## Entrance Hall

Night storage heater, telephone point, entry phone, storage cupboard, Georgian style glazed door to.

## Lounge

16'5" x 12'5" (5.00 x 3.78)

Dual aspect room with south facing Upvc double glazed window to front with views to Brent Knoll, Weston bay and Brean Down, further Upvc double glazed window to rear overlooking communal gardens. Coved ceiling, night storage heater, telephone point, T.V. point.

## Kitchen

12'8" x 7'2" (3.86 x 2.18)

Upvc double glazed window to rear, airing cupboard with factory insulated hot water tank. The kitchen is fitted with a modern range of units comprising 3 double and 2 single wall cupboards, single bowl single drainer sink with mixer tap over, double cupboard under, 3 further single base cupboards, triple base drawers, one being a deep pan drawer, shelved larder unit, marble effect work tops, splash back wall panels, plumbing for washing machine, and slim line dishwasher, space for cooker with extractor hood and light over, timber effect flooring.

## Bedroom 1

11'5" x 9'6" (3.48 x 2.90)

Upvc double glazed window to rear communal gardens and further high level Upvc double glazed window to side, night storage heater.

## Bedroom 2

15'1" x 6'5" (4.60 x 1.96 (4.59 x 1.95))

Including shelved storage cupboard, Upvc double glazed window to rear to communal gardens, night storage heater.

## Bedroom 3

9'0" x 6'4" (2.74 x 1.93)

Plus double built in wardrobe, Upvc double glazed window to side.

## Bathroom

White suite of panelled bath with electric shower over, glazed screen, pedestal wash hand basin, low level W.C. electric wall heater, splash back panelling to all walls, vinolay flooring.

## Outside

Garage with up and over door measuring 15' 5" x 7' 11" (4.70m x 2.41m narrowing to 7'6", (2.28m) to pier, visitor parking. Use of communal gardens laid to areas of lawn with seating areas, chipping beds, and water feature.

## Leasehold & Service Charge Information

We have been told by our vendor that there is a remainder of 960 years left on the lease, a quarterly service charge of £430.00, a yearly ground rent of £25.00 and building insurance is approximately £365.00 per year.













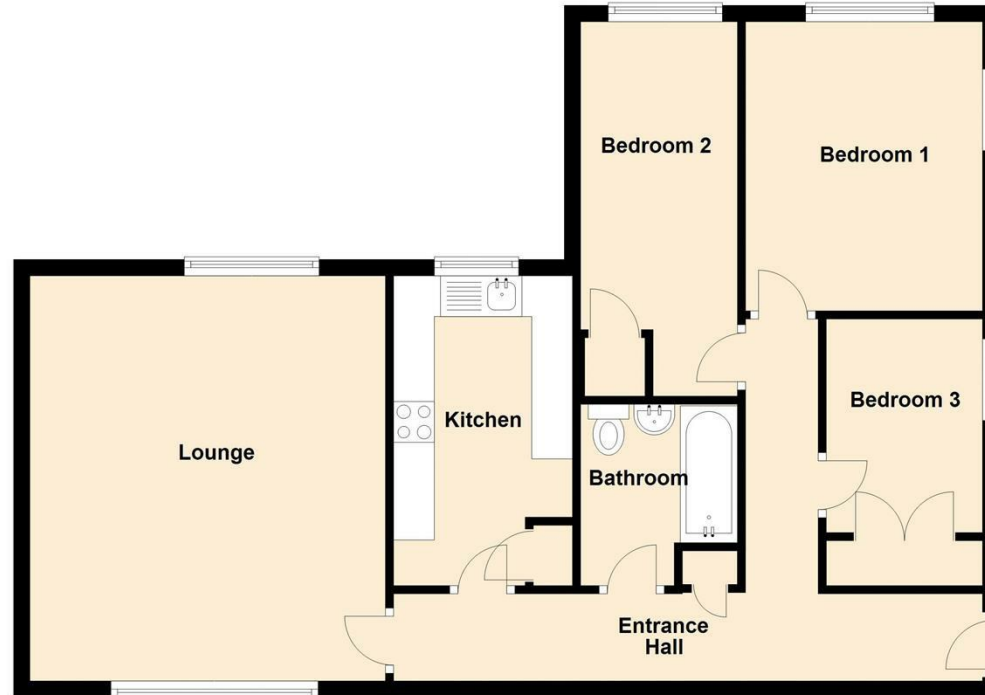






## Ground Floor

Approx. 73.5 sq. metres (791.4 sq. feet)



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.