



Hobbs&Webb

9 PARK PLACE
Weston-Super-Mare, BS23 2BA

Price £90,000



A self-contained lower ground floor flat being 1 of 9 flats comprised within this detached building. The property which is approached from its own entrance to the western side of the building comprises lounge, kitchen, 2 double bedrooms and internal bathroom. Enjoys gas central heating, leasehold tenure and is offered for sale with vacant possession. Park Place is situated just off the sea front within easy reach of the bay, Weston town centre and many facilities associated with this seaside resort.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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



PROPERTY DESCRIPTION

Entrance

Door to

Lounge

14'0 x 11'3 (4.27m x 3.43m)

Front aspect sash window. Laminate floor. Radiator. Door to

Kitchen

14'0 x 4'8 (4.27m x 1.42m)

Side aspect sash window. Radiator. Cooker point. Fitted with eye and base level units with worktop surface over. Inset sink with cupboards below. Wall-mounted boiler.

Bedroom One

13'9 x 11'10 (4.19m x 3.61m)

Side aspect sash window. Laminate floor.

Bedroom Two

Side aspect sash window. Radiator.

Bathroom

A 3-piece suite comprising bath with shower over, low level W.C and wash hand basin.

Tenure

The property is leasehold with a 999 year from December 1988. Maintenance charges £50.00 per month.

Material Information.

Additional information not previously mentioned

- Mains electric. gas and water
- Heating - gas central heating
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

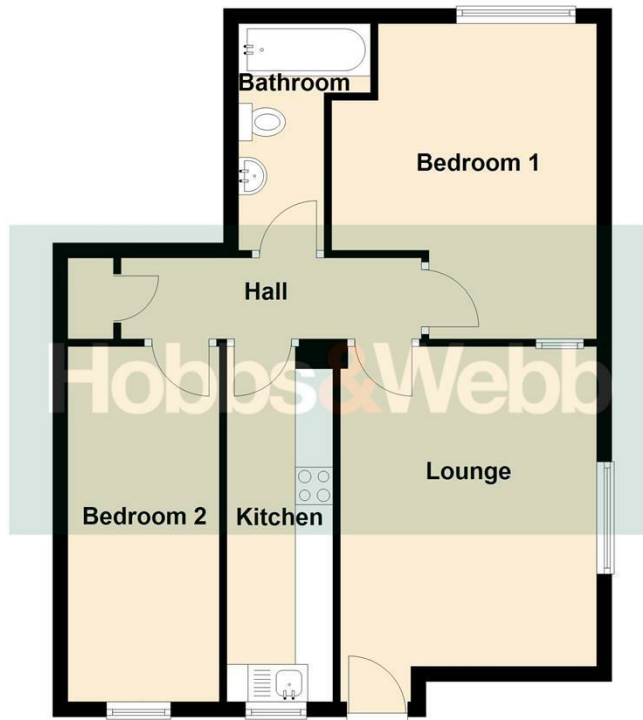
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Lower Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 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 representation either by the Seller or his Agent
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Hobbs & Webb

01934 644664

Open 7 days a week

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

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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.