



FLAT 2, 96 BOWEN ROAD

Locking Parklands, BS24 7FU

Price £146,250

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* TWO TERRACES & NO CHAIN! * Mayfair Town & Country are delighted to present to the market this exceptionally spacious ground floor apartment, available under the Discounted Market Unit Scheme (subject to specific eligibility criteria).

Offering a square footage comparable to some two-bedroom flats in the area, this impressive home stands out for its generous proportions and the rare benefit of two terraces - an opportunity not to be missed.

Immaculately presented throughout, the accommodation comprises a welcoming and spacious entrance hallway with two large storage cupboards, a superb 22ft kitchen/dining area flowing into the lounge with direct access to the first terrace, and an impressive 18ft bedroom featuring ample storage and its own terrace. A well-appointed family bathroom and an allocated parking space complete this fantastic home.

An ideal purchase for first-time buyers looking to step onto the property ladder and offered with no onward chain.

Situation

- 60 meters - Bus Stop
 - 0.50 miles - The Coach House Pub
 - 0.86 miles - Asda Express
 - 1.52 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
Tenure: Leasehold
EPC Rating: B

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



PROPERTY DESCRIPTION

Communal Hallway

Secure front and rear entrances into the communal hallway with intercom systems. Internal door to;

Hallway

Double door storage cupboard housing the consumer unit, an additional large storage cupboard, radiator, thermostat controls, intercom system and doors to;

Kitchen/Dining Area

22'4" x 8'3" (6.81m x 2.51m)

The kitchen comprises a range of matching high gloss wall and base level units with complimentary worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with stainless steel splashback and extractor over, double electric oven, space for fridge/freezer and plumbing for washing machine, ample space for dining table and chairs, vinyl flooring, opening to;

Lounge Area

15'2" x 9'11" (4.62m x 3.02m)

uPVC double glazed windows to the front, two radiators, television and telephone point, UPVC double glazed sliding door opening to the terrace with decked flooring and glass balustrades.

Bedroom

18'8" x 9'8" (5.69m x 2.95m)

uPVC double glazed windows to front, build-in wardrobe, airing cupboard housing the gas central heating combination boiler and storage, radiator, television and telephone point, UPVC double glazed sliding door opening to the terrace with decked flooring and glass balustrades.

Bathroom

8'11" x 5'8" (2.72m x 1.73m)

White suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with taps and shower over with tiled surround, towel radiator and extractor.

Allocated Parking

We have been advised the property has an allocated parking space to the side of the building.

Required Criteria

Under the 106 agreement associated with this property which allows for the 25% reduction, the following criteria must be met by a prospective buyer:

By choice, lived in North Somerset for three consecutive years preceding the date of application OR

By choice, previously lived in North Somerset for ten consecutive years if no more than five years prior to the date of application OR

Retained continuous employment in North Somerset, of a minimum of 16 hours per week, for at least 12 months preceding the date of application OR

Has a family connection who lives in North Somerset at the date of application AND, complies with the Financial Criteria (no more than £80,000 PA household income).

Leasehold Information

We have been advised the property has the remainder of a 250 year lease which commenced on 1st June 2019, with an annual ground rent of £155. We have been advised there is an annual building maintenance charge of roughly £1514.60 which includes the building insurance and upkeep of the communal hallways. There is an annual estate charge of roughly £349.86 which includes the upkeep of the communal parks and surrounding areas.

Material Information

We have been advised the following:

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

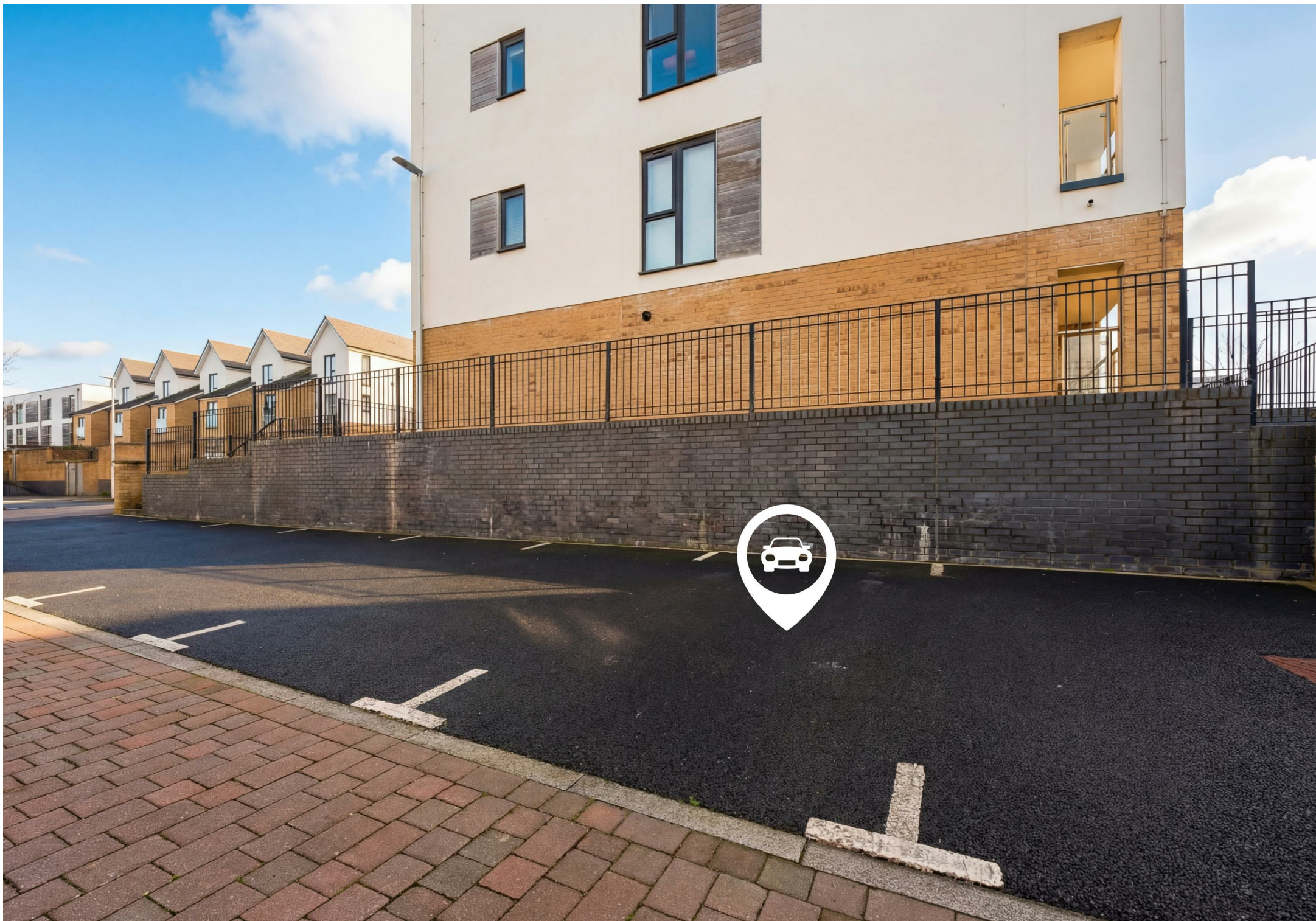
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



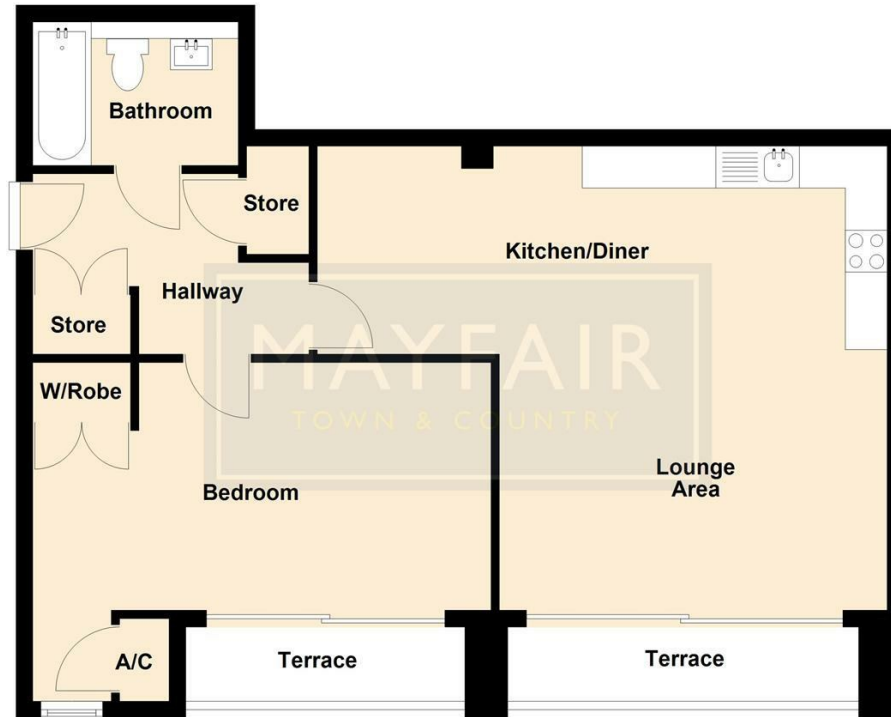






Ground Floor

Approx. 671.2 sq. feet



Total area: approx. 671.2 sq. feet

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



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

01934 515153

worle@mayfairproperties.net

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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:

Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

