



FLAT 34, CLARENCE PLACE 3-5 CLARENCE ROAD NORTH

Weston-super-Mare, BS23 4BY

Offers In The Region Of £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* WELL PRESENTED AND SPACIOUS APARTMENT * Located in the popular and secure gated development that is Clarence Place, resides this third floor two bedroom apartment with lift access. Enjoying two generously sized bedrooms, four-piece bathroom, spacious open plan living/dining space and kitchen with integrated appliances, along with an allocated parking space! - In all an ideal first time buy or buy to let investment. Positioned only a stone's throw from Weston sea front and town centre, and providing convenient access to transport links - We recommend a viewing at your earliest convenience!

Situation

Weston-super-Mare beach - 0.3 miles

Weston Train Station - 0.8 miles

Tesco Superstore - 0.9 miles

Weston General Hospital - 1.7 miles

Distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C

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	81	81
(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 entrance

Secure fob entry system, leading into communal hallway with stairs rising to all floors and lift.

Hallway

3'6" x 12'8" max (1.07m x 3.86m max)

Door to generous storage cupboard housing gas central heating combination boiler, intercom system, thermostat controls, radiator, wood effect laminate flooring and door to;

Living/Dining Area

27'0" x 9'7" max (8.23m x 2.92m max)

Spacious open plan living area with uPVC double glazed bay sash windows to rear, electric fireplace, radiator, television and telephone points.

Kitchen

9'6" x 7'6" (2.90m x 2.29m)

Comprising a range of matching eye and base level units with worktop space over, inset one and half sink with adjacent drainer and mixer tap over, four ring gas hob with stainless steel splashback and extractor over, fully integrated appliances; washer/dryer, dishwasher, microwave, electric oven and fridge/freezer, wood effect laminate flooring.

Bedroom One

9'8" x 12'4" max (2.95m x 3.76m max)

uPVC double glazed sash window to rear, ample integrated storage cupboards and radiator.

Bedroom Two

7'10" x 10'10" (2.39m x 3.30m)

uPVC double glazed sash window to rear and radiator.

Four-Piece Bathroom

7'10" x 10'10" (2.39m x 3.30m)

Modern white four-piece suite with low level W/C, hand wash basin and panelled bath with tiled surround and separate tiled shower cubicle, heated towel radiator, with added spotlighting and vinyl flooring.

Off Street Parking

One allocated off street parking space.

Material information

We have been advised the following;

Council Tax- C

Maintenance Charge - We have been advised there is an annual maintenance charge of £1440, with the option to be paid bi annually or monthly - this includes building insurance, maintenance of internal and external communal areas.

Ground Rent - 199 year lease that commenced in 2007 with ground rent £125 per annum.

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.

Third Floor

Approx. 685.3 sq. feet



Total area: approx. 685.3 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

