



**3 Plas Newydd, Ellenborough Park Road, W-S-M, BS23 1ET**

**£180,000**

- Victorian First Floor Flat
- Large Lounge
- Garage
- EPC D
- Two Bedrooms
- Close to the Sea Front
- No Chain

# 3 Plas Newydd, W-S-M BS23 1ET

Rachel J Homes is delighted to market this Victorian Top Floor Flat ideally situated close to the Sea Front and over looking Ellenborough Park. If you are looking for a good sized property with easy access to Amenities, Bus and Rail Routes and the Town Centre make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance, Entrance Hall, Large Lounge, Kitchen, Two Bedrooms, Shower Room and Garage. Added benefits of this super home include part double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



EPC  
D

Leasehold

Council Tax Band:



### **Communal Entrance**

Concrete steps up to Communal Entrance, Composite entrance door, door to flat 2, stairs upto Flat 3.

### **Hallway**

Wooden entrance door into hallway, radiator, coved ceiling, door to inner hallway, doors off

### **Lounge**

**5.28 by 5.03 (17'3" by 16'6" )**

Single glazed sash windows with views over Ellenborough park, coved ceiling, radiator, tv point.

### **Kitchen**

**4.01 by 2.59 (13'1" by 8'5" )**

Upvc Double glazed window, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over and electric oven under, space for washing machine and under counter fridge and freezer, stainless steel one and half bowl sink and drainer, wall mounted boiler.

### **Bedroom One**

**4.72 by 3.94 (15'5" by 12'11" )**

Upvc Double glazed window, radiator.

### **Bedroom Two**

**3.81 by 2.11 (12'5" by 6'11" )**

Single glazed sash window with views over Ellenborough park, radiator.

### **Shower Room**

**3.58 by 2.03 (11'8" by 6'7" )**

Upvc Double glazed window, double walk in shower cubicle with hot water sunflower shower, pedestal wash hand basin, low level W/C, radiator, part Upvc panelled walls.

### **Cellar**

Gate and steps down, open shared area and separate storage for Flat 3.

### **Garage**

Stone built with wooden doors.

### **Material Information**

Leasehold Tenure - Years remaining TBC

Management Fee £100 per month - shared costs for communal areas, Building Insurance,

Council Tax Band B 1703.23 2024 / 2025

Mains Electric, Gas, Water and Sewerage

Broadband TBC

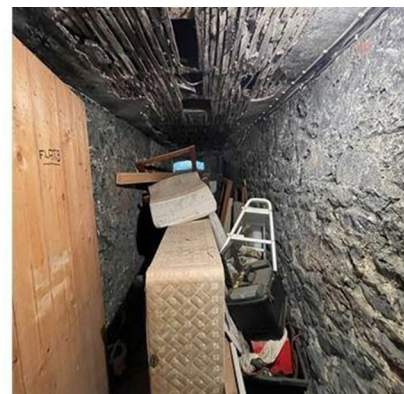
No Flooding in past 5 years

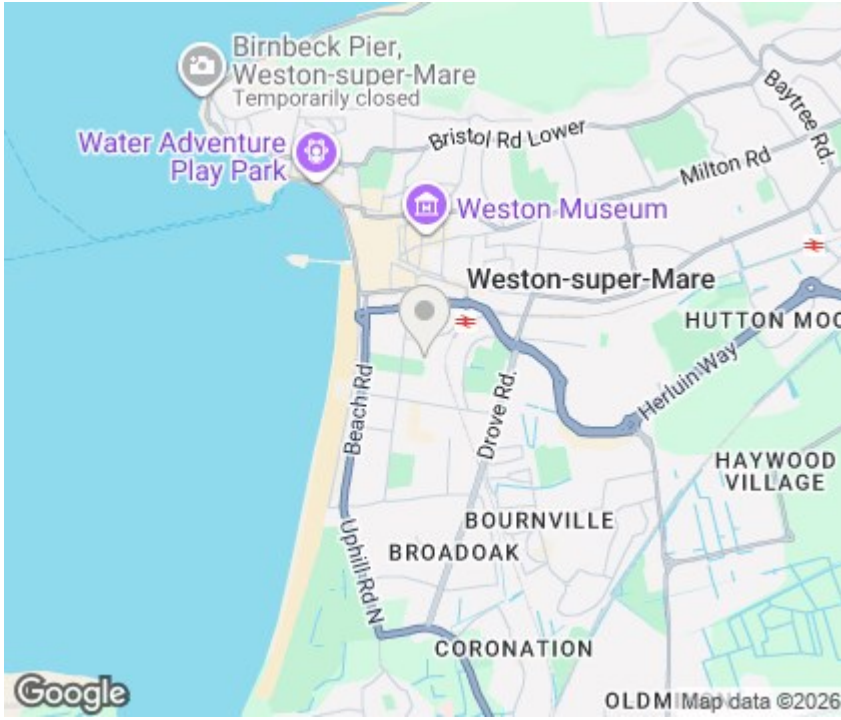
### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Second Floor

