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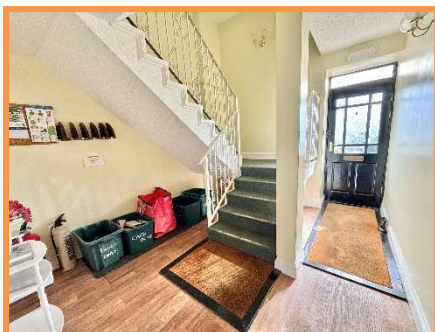
Helping you move with 100 years combined staff experience



Arundell Court

OIEO £190,000

- * NO ONWARD CHAIN
- * Immaculate Throughout
- * Spacious Ground Floor Flat
- * Two Bedrooms
- * Impressive Period Building
- * Garage



114 High Street, Worle, BS22 6HD

Flat 2, 29 Arundell Road, Weston-Super-Mare BS23 2QG

Description

A Fantastic opportunity to secure this spacious ground floor flat situated in an impressive Victorian Building on Weston's Hillside. The property been well maintained by the current owner and recent refurbishment make this a true 'turnkey' property, allowing you to unlock and move straight in. The flat itself is comprised of two superb double bedrooms, with the master measuring 13' 2" x 12' 8" and the second bedroom measuring a maximum of 13' 4" x 12' 5 plus fitted wardrobes. The dual aspect lounge diner is 16' 8" x 12' 7" with large sash windows allowing plenty of light in. Externally there is a garage en-bloc and parking, as well as attractive communal grounds. All in all this property is not to be missed and is sure to attracted a high level of interest.

Accommodation

Entrance

Communal entrance hallway with secure telephone entry point. Staircase to upper floor flats and door to

Entrance Hall

Front entrance door. Doors to all rooms. Radiator, telephone entry system. Coved ceiling. Electric fuse box.

Bedroom 1 12' 8" x 13' 2" (3.86m x 4.01m)

Timber frame Sash window to rear aspect. Double radiator.

Lounge 16' 8" x 12' 7" (5.08m x 3.83m)

Dual aspect room with timber framed window to front and side aspect. Two Double radiators. Coved ceiling. Wall lights, decorative ceiling rose.

Bedroom 2 12' 5" x 12' 5" Max (3.78m x 3.78m)

An L-shaped room with timber frame Sash window to rear aspect. Double radiator. Built in wardrobes.

Bathroom 6' 7" x 8' 8" (2.01m x 2.64m)

Fitted with a white suite of panelled bath with mains shower over. Tiled to splashbacks. Radiator, Low level W.C. Pedestal wash hand basin. Extractor. Radiator, wall mounted electric mirror. Laminate flooring.

Kitchen 9' 7" x 6' 4" (2.92m x 1.93m)

Fitted with a range of matt white wall and base units with work surfaces over and matching splashbacks. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Built in 4 ring gas hob with cooker hood over. Built in electric oven. Space and plumbing for washing machine. Space for undercounter fridge, space for additional under counter appliance.

Outside

Approach by a sweeping driveway, there are steps up to the communal front door. This property also benefits from its own garage, with op and over door. And use of the communal gardens which are laid to lawn, mature shrubs and trees. There is also a communal drying area.

Tenure

Leasehold.

£1200.00 Per Annum Management fee, which includes building insurance.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

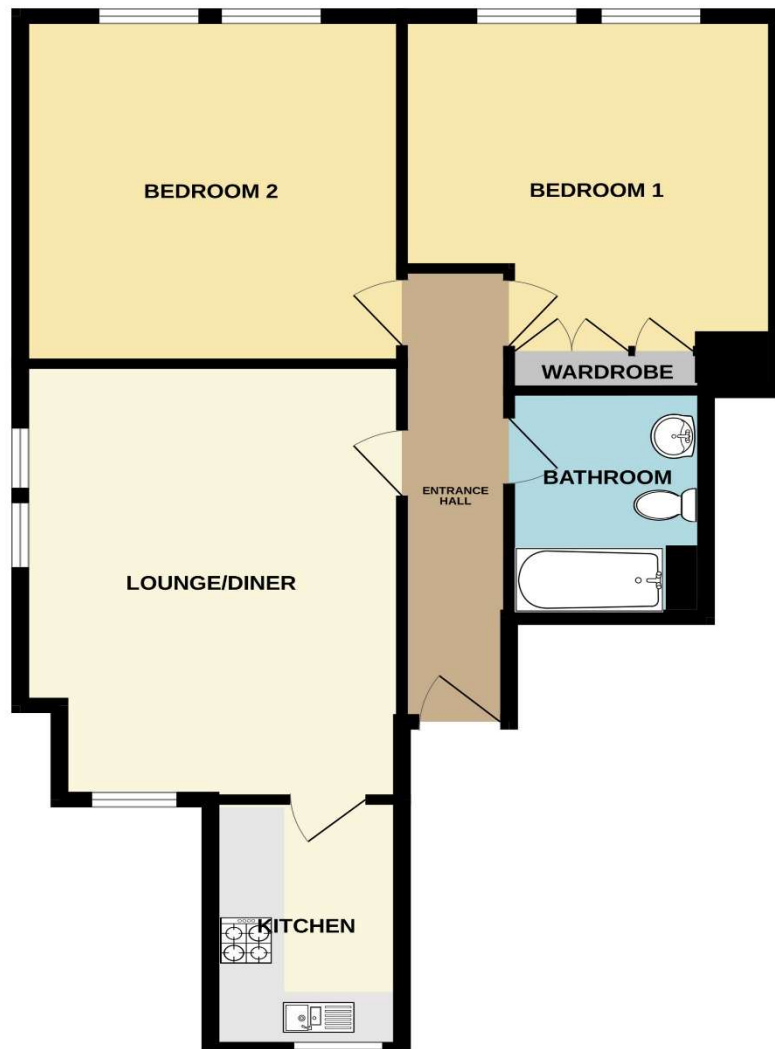
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Council Tax – A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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