



2 KENSINGTON ROAD

, BS23 3QS

£850 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair are delighted to offer this stunning one bed Victorian first floor flat now available in prime area just outside of Weston Town Centre.

NO PHONE APPLICTIONS ACCEPTED, PLEASE APPLY THROUGHT THE WEBSITE VIA EMAIL AGENT OPTION.

Located close to Town Centre, the property is surrounded by local amenities and bus routes making it perfect for a professional couple or single occupant. From entrance hallway up the stairs to a staggered landing with storage cupboard. To the front of the apartment is a beautiful and light living room with feature fireplace and bay window. Backing onto the living room is a large double bedroom. To the other side of the hallway is a neutral decorated bathroom with white suite and shower over bath, and a decently sized kitchen offering lots of cabinet space, integrated oven/hob/extractor hood, undercounter space for utilities and additional storage cupboard. The property also has a small outdoor space to the front to enjoy the summer weather.

The property also benefits from gas central heating and double glazing with an EPC rating of C and council tax band A.

Situation

Local Authority

North Somerset Council Council Tax Band: A

Tenure:

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

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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.

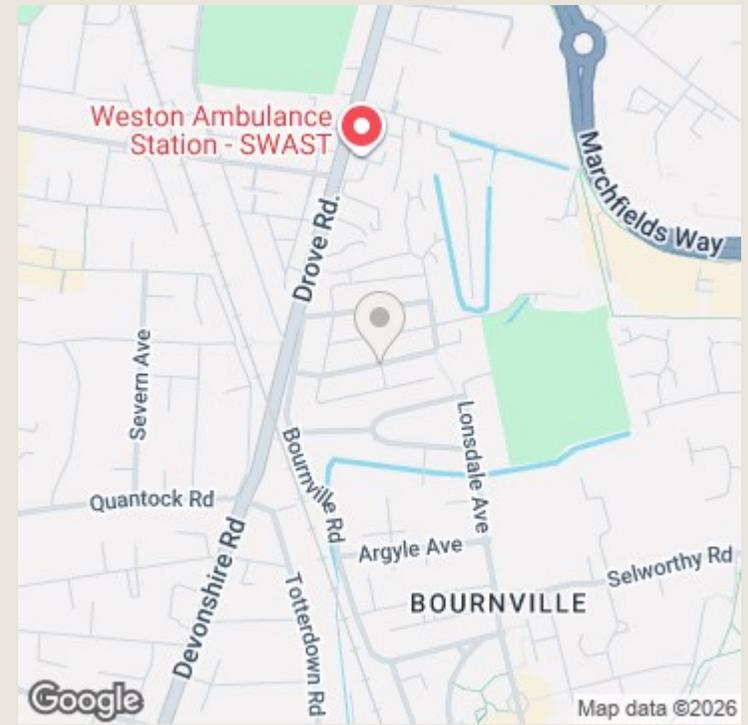
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

