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Close to Clarence Park

£189,950

- * Purpose Built First Floor Flat
- * 2 Double Bedrooms
- * Lovely Communal Gardens
- * 17' Kitchen/B'Fast Room
- * Garage in a Block
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

F9, Berrow Lodge, Clarence Road East, W-s-M, BS23 4BH

Description

There is 'no onward chain' with this purpose built first floor flat occupying a premier position within the building, meaning the living room and 2 bedrooms all overlook the south westerly communal gardens accompanying the development. Both bedrooms can be considered as excellent 'doubles' and the kitchen is an impressive 17'9" in length incorporating breakfast bar facilities. There is a garage in a block allocated to this flat and many will appreciate the close proximity of Clarence Park and Weston sea front.

Accommodation

Entrance

Communal entrance with intercom entry system. Door to communal hall, lift or stairs to the first floor.

Entrance Hall

Entry phone. 2 built-in cupboards, one housing the hot water tank.

Living Room 15' 8" x 12' 5" (4.77m x 3.78m)

maximum, a characterful shaped room with patio doors opening to a Juliet style balcony, enjoying an outlook over the communal gardens below. 2 wall lights. TV point, radiator. Access through to

Kitchen/Breakfast Room 17' 9" x 9' 0" (5.41m x 2.74m)

plus built-in larder style cupboard with double doors. Fitted wall and base units with work surfaces and breakfast bar. Sink unit with metro style tiling to splash backs. Integrated oven and hob with cooker hood over. Integrated fridge/freezer and washing machine. Radiator. Double glazed window.

Bedroom 1 15' 5" x 9' 5" (4.70m x 2.87m) including wardrobes to one wall. Radiator, 2 southerly facing double glazed windows to rear aspect enjoying an outlook over the communal gardens below.

Bedroom 2 13' 4" x 9' 3" (4.06m x 2.82m) plus built-in double wardrobe. Radiator, 2 southerly facing double glazed windows to rear aspect enjoying an outlook over the communal gardens below.

Shower Room 7' 0" x 4' 5" (2.13m x 1.35m)

Good size shower cubicle plus pedestal wash hand basin and low level WC. Radiator, fully tiled walls.

Outside

Berrow Lodge benefits from communal gardens laid to lawn with established shrubs. There is a garage belonging to this flat, with the prefix no.7 on the up and over door. The garage measures 16' x 8' approximately. There is also an attractive seating area enclosed with a variety of shrubs.



Tenure

Leasehold, 999 years from August 1983. £10 annual ground rent. Maintenance charge of £425 per quarter (£1700 annually). Council tax band is 'B'.



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.

Clarence Park Nearby



Setting



THIRD FLOOR
731 sq.ft. (67.9 sq.m.) approx.

