



 **2**  
Bedrooms

 **1**  
Bathroom



This two-bedroom, one-bathroom first-floor flat is located on Locking Road in Weston-super-Mare. The property features a well-presented interior with a reception room, providing a comfortable living space. The flat includes an off-street parking space, adding convenience for residents. Offered with no onward chain, this property is ideal for those seeking a straightforward purchase.

The flat is situated within the jurisdiction of N Som Council Tax Band A, making it a cost-effective option for potential buyers. The Energy Performance Certificate (EPC) rating is D, indicating reasonable energy efficiency.

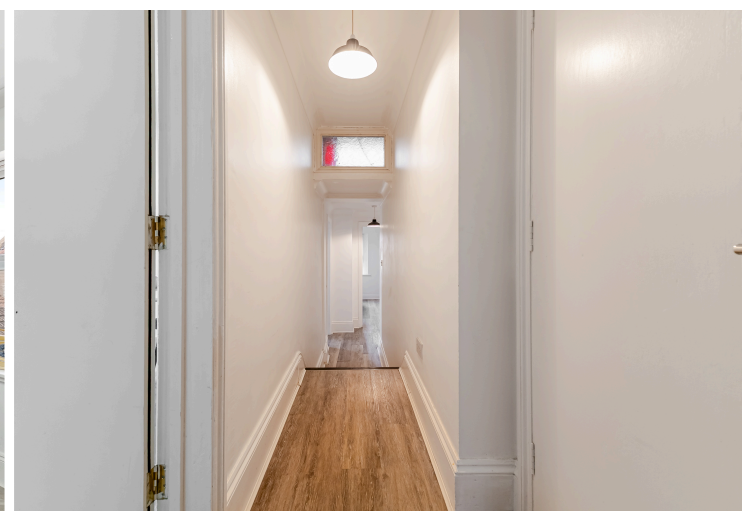
The layout of the flat includes two bedrooms, providing ample space for residents. The bathroom is conveniently located, serving both bedrooms efficiently. The reception room offers a versatile space for relaxation or entertainment. The open plan kitchen is well-equipped, catering to everyday needs.

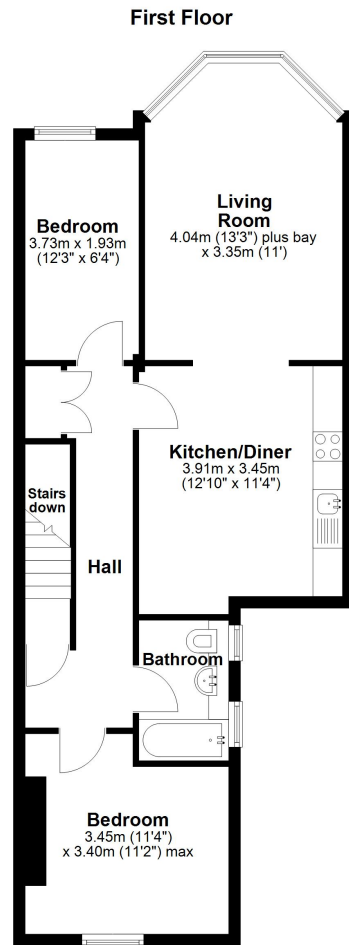
Weston-super-Mare offers a range of amenities, including shopping centers, dining options, and recreational facilities. The town is well-connected by public transport, providing easy access to surrounding areas. The nearby seafront and beach are popular attractions, offering leisure opportunities.


Overall, this property presents a practical living space in a convenient location, suitable for a variety of buyers.

**TENURE:** We are advised by the seller that the property is Leasehold with a Lease term of 999 years dated with a balance of 964 years remaining. There is no management company the Lease is on a Criss Cross Term. There are no management charges and no ground rent due. The buildings insurance is arranged and cost shared between the owners of properties within the building. The current annual cost to this particular property is at £500.00. The Lease does allow the property to be sub et, there is no age restriction for occupancy and pets are allowed at the property.

- **First Floor Flat**
- **N Som Council Tax Band A**
- **Off Street Parking Space**
- **Well Presented**
- **EPC Rating D**
- **No Onward Chain!**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Address: Weston s Mare, BS23

