

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

.....a fresh approach with over 50 years experience



Rowan Place

£169,950

- * *Spacious Top Floor Flat*
- * *Two Bedrooms*
- * *Popular Location*
- * *22' Lounge Dining Room*
- * *Garage & Parking*
- * *Ideal First Time Buy*



114 High Street, Worle, BS22 6HD

Description

A PERFECT FIRST TIME BUY. This spacious two-bedroom flat located in a popular position is ideal for access to the M5 and train station at Worle Parkway. The second-floor property boasts a 22' lounge diner, two bedrooms and bathroom as well as plenty of useful storage space. Tucked away at the end of a no through road position the rear of the property overlooks a courtyard providing access to the garage with parking to the front.

Accommodation

Entrance

Secure Entrance call system, provides access into the communal entrance hall with stairs to 2nd floor.

Entrance Hall

Providing access to all rooms. Airing cupboard housing the hot water tank. Useful storage cupboard, loft hatch and night storage heater.

Lounge/Diner 22' 2" x 10' 0" (6.75m x 3.05m)

A good size room with two double glazed windows to side aspect. Electric fire and night storage heater. Door to

Kitchen

Fitted with a range of wall mounted and base units with work surface and tiling to splash backs. 1.5 bowl sink and drainer unit with central mixer taps, built in electric over with electric hob and cooker hood over. Space for upright fridge freezer. Space and plumbing for Washing Machine, vinyl floor covering and wall mounted electric heater.

Bedroom 1 12' 9" x 10' 0" (3.88m x 3.05m)

Double glazed window to rear aspect, ceiling fan, night storage heater.

Bedroom 2 9' 8" x 7' 5" (2.94m x 2.26m)

Double glazed window to front aspect, Night storage heater

Bedroom 2 9' 8" x 7' 5" (2.94m x 2.26m)

Double glazed window to front aspect, Night storage heater

Bathroom

Fitted with a white suite of panelled bath with central mixer tap and shower attachment over, wash hand basin with vanity unit under and low level WC. Part tiled walls, Extractor. Vinyl floor covering. Wall mounted fan heater.

Garage

Situated under the adjacent coach house being the last one on the left from the rear of the building with up and over door and parking space in front.

Tenure

Leasehold 972 Years left on the lease

Ground Rent - £75 per year

Management Charge £1610.48 per year, billed 6 monthly on 1st Jan & 1st July at £805.24.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.