



## FLAT 6 SYCAMORE 4 QUEENS ROAD

Weston-Super-Mare, BS23 2LG

Price £180,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* SPACIOUS FIRST FLOOR FLAT OPPOSITE GROVE PARK! \* VENDOR SUITED! \* Mayfair Town & Country are pleased to welcome to the market this wonderful first floor flat which boasts a lovely outlook over Grove Park and All Saints Church. Comprising of; A hallway with storage, 18FT living room with balcony, modern fitted kitchen, two double bedrooms which both benefit from storage and a well-appointed bathroom. Externally the home enjoys a well maintained communal garden and a garage to the rear. Only a stone's throw from convenient amenities, yet positioned in a tranquil and quiet setting. We highly recommend a viewing at your earliest convenience.

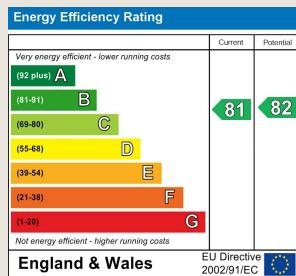


## Situation

15 meters – Grove Park  
0.41 miles – Weston Grand Pier  
0.49 miles – Tesco Supermarket  
0.34 miles – Sovereign Shopping Centre  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council; Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: B



# PROPERTY DESCRIPTION

## Communal Hallway

Secure front door with intercom system opening into the communal hallway with stairs rising to the first floor and door to;

## Hallway

Telephone point, consumer unit, large storage cupboard and doors to;

## Living Room

18'5" x 12'5" (5.61m x 3.78m)

Dual aspect with glazed sash window to side and double glazed sliding patio doors opening to the balcony and views over Grove Park, two radiators and television point.

## Kitchen

8'9" x 7'11" (2.67m x 2.41m)

Double glazed sash window to side, the kitchen comprises of a range of matching eye and base level units with worktop space over and tiled surround, inset sink with adjacent drainer and mixer tap over, four ring electric hob, electric oven, built-in washing machine and dishwasher, space for fridge/freezer, wall mounted gas central heating combination boiler.

## Bedroom One

12'5" x 10'8" (3.78m x 3.25m)

Two double glazed sash windows to rear with secondary glazed windows inside, large storage cupboard and radiator.

## Bedroom Two

13'10" x 9'1" (4.22m x 2.77m)

Double glazed sash window to rear with secondary glazed window inside, built-in storage and radiator.

## Bathroom

6'8" x 5'8" (2.03m x 1.73m)

White suite comprising low level WC, hand wash basin with mixer tap over and panelled bath with electric shower over and tiled surround, radiator and extractor.

## Garage

The garage is located behind the building with an up and over door.

## Leasehold Information

We have been advised there is a remainder of a 999 year lease than commenced in 1978. There is a service of £150 per calendar month which includes the building insurance and general maintenance. There is no ground rent payable as each owner of the flats becomes part of the management company which owns the freehold.

## Material Information

We have been advised the following;

Gas - Mains

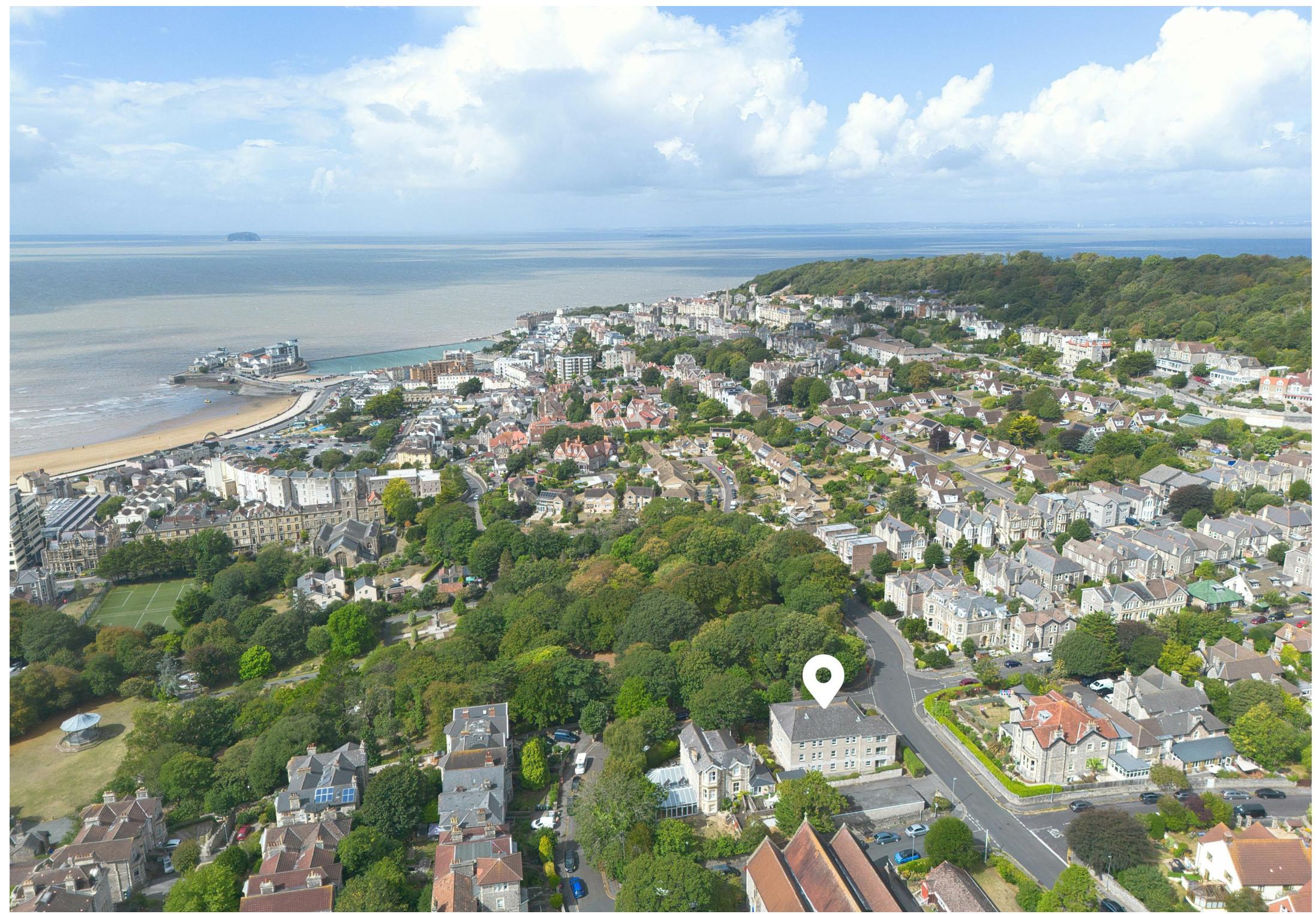
Electricity - Mains

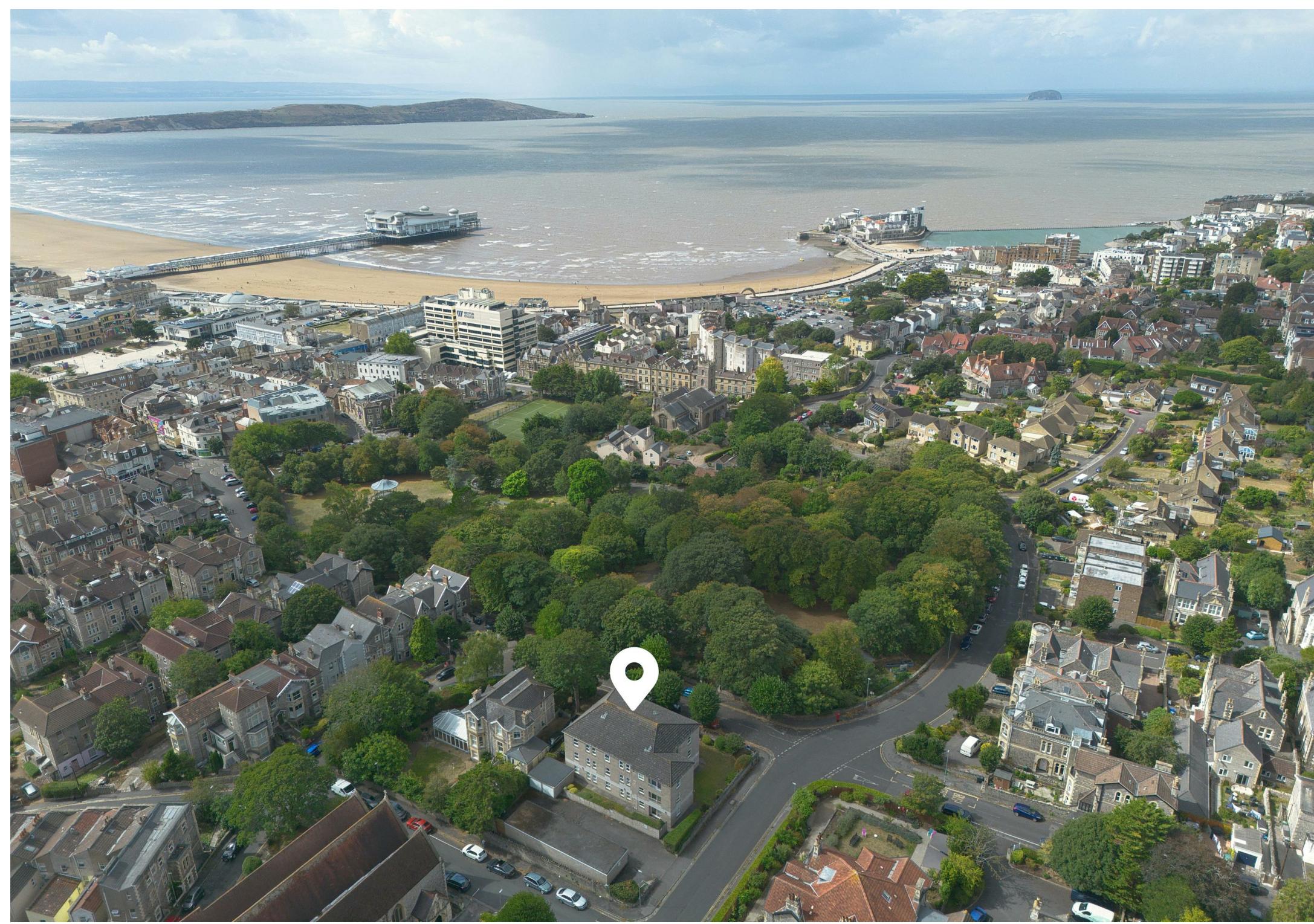
Water and Sewerage - Bristol and Wessex Water

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](http://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](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

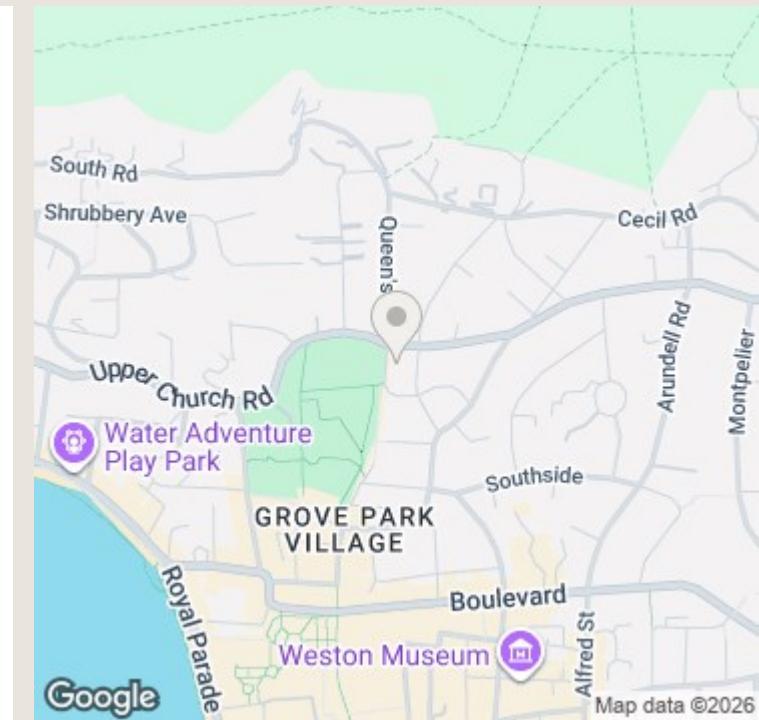
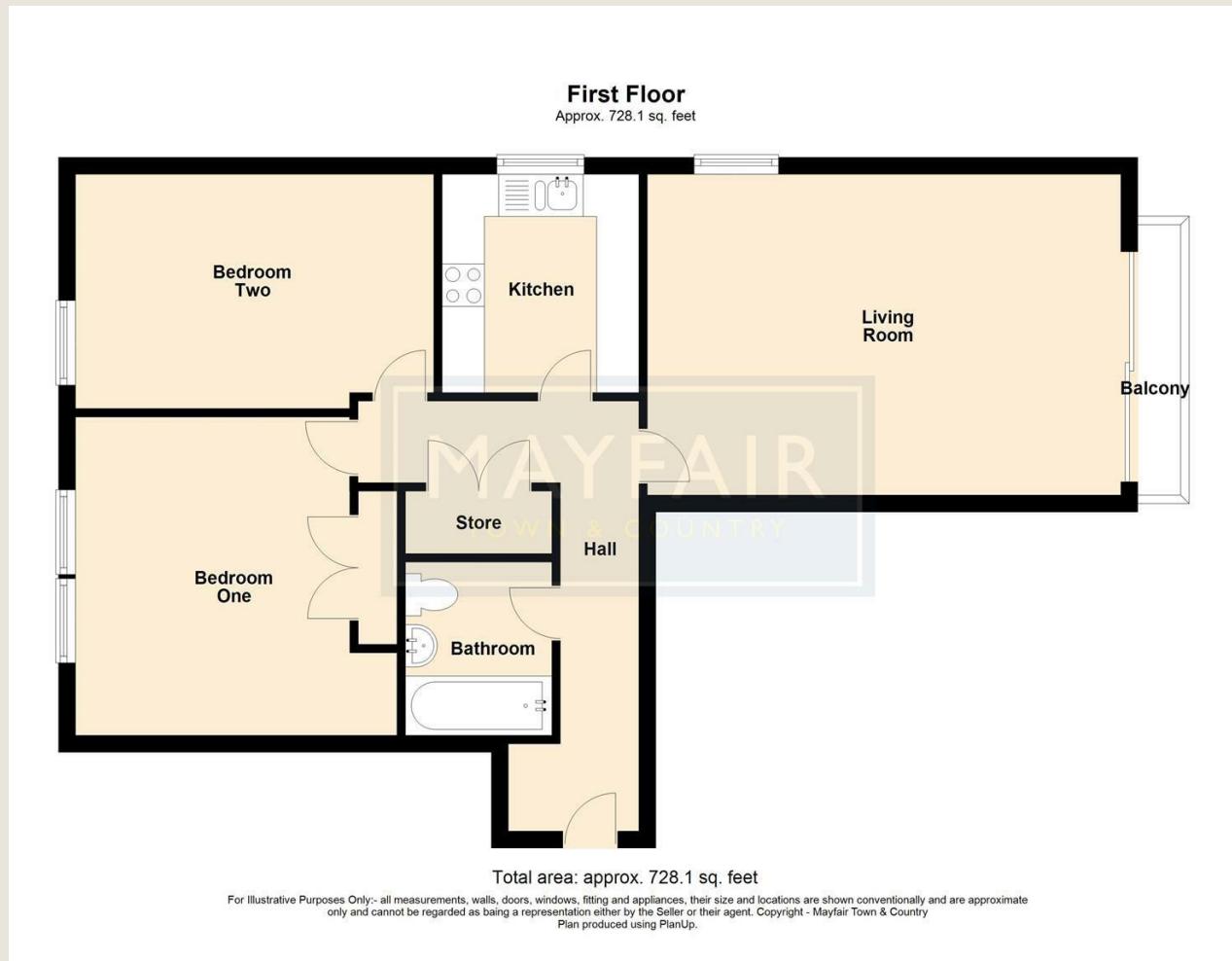
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

