



**FLAT 8, 'MUNSCROFT COURT', 32, MONTPELIER,  
WESTON-SUPER-MARE, BS23 2RJ**  
**£179,950**



**A 2 Bedroom Purpose Built Hall Floor Flat located within a Conservation Area in this popular elevated position on Weston Hillside approximately 1 mile from the Town Centre Sea Front, Railway Station and other amenities. The well presented accommodation includes gas central heating, double glazing, balcony and carport. No Onward Chain.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Steps up to front door with secure entry system to Communal Hall with further door to:-

**Hall:**

Radiator. Airing cupboard with radiator. Meter cupboard. Entry phone.

**Lounge:**

17'3 x 12' (5.26m x 3.66m)

Fire surround. 2 radiators. TV point. Sliding patio doors to Balcony

**Kitchen:**

10'9 x 8'10 (3.28m x 2.69m)

Fitted with a range of wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Radiator. 'Viessman' gas fired boiler providing central heating and hot water. Extractor fan.

**Bedroom 1:**

15' x 8'10 (4.57m x 2.69m)

2 radiators.

**Bedroom 2:**

11'3 x 8' (3.43m x 2.44m)

Radiator. Telephone point.

**Shower Room:**

Double cubicle. Low level WC. Pedestal wash basin. Fully tiled walls. Radiator. Shaver light/socket.

**Outside:**

Communal Gardens. Carport in a block at the rear of the property. Door to communal bike store. Locker storage for Flat 8. Please note that some trees within the communal gardens are subject to a Tree Preservation Order

**Tenure:**

Leasehold for an original term of 999 years from 24th June 1973

**Service Charge:**

£1,620 per annum

**Council Tax:**

Band B

**Broadband & Mobile Coverage**

Information on coverage is available at [ofcom.org.uk](http://ofcom.org.uk)

**Data Protection:**

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

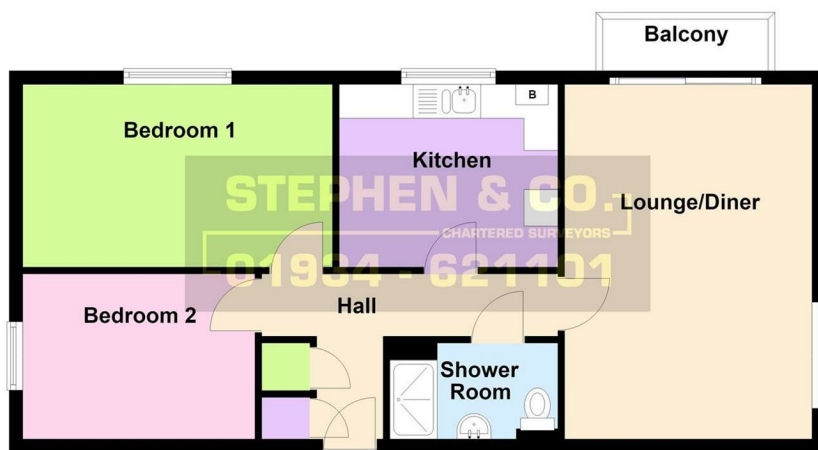
**Anti-Money Laundering**

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Hall Floor**

Approx. 60.8 sq. metres (654.9 sq. feet)  
(excluding Balcony)



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.