



**38, CEDAR COURT, GROVE PARK ROAD,
WESTON-SUPER-MARE, BS23 2LB**
£89,950



A Purpose Built Ground Floor Studio Flat for single occupation located in an elevated position above Grove Park with the Town Centre and Sea Front beyond. The property includes double glazing and a carport and would ideally a First Time Buyer or Buy to Let investor. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Steps up to Private Entrance with double glazed door to:-

Hall:
Store cupboard.

Bedsitting Room:
16'5 x 10'2 max (5.00m x 3.10m max)
Dual aspect windows. TV and telephone points. Door to:-

Kitchen:
10'5 x 7' (3.18m x 2.13m)
Base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. Tiled splashback. Airing cupboard.

Bathroom:
Panelled bath with 'Aqua Galaxy' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Electric wall heater.

Outside:
Understairs store cupboard. Carport.

Tenure:
Leasehold for an original term of 999 years from 29th September 1981, subject to a £25 Annual Ground Rent. We are advised that under the terms of the lease the property is for single occupants only and pets are not permitted.

Service Charge:
£772 per annum plus insurance of approximately £150 per annum.

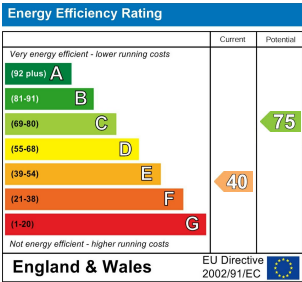
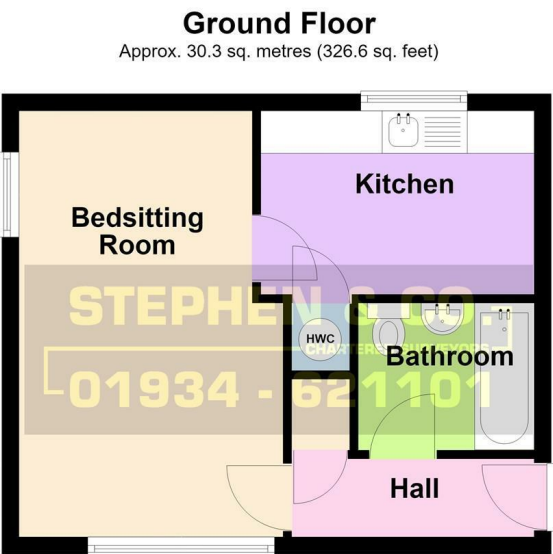
Council Tax::
Band A

Broadband & Mobile Coverage
Information on coverage is available at 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

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.



Total area: approx. 30.3 sq. metres (326.6 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.