



68 FARNBOROUGH ROAD

Weston-Super-Mare, BS24 7GG

Offers Over £180,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* BALCONY & PARKING * Mayfair Town & Country are thrilled to welcome to the market this well presented two double bedroom apartment in the highly sought after area of Locking Parklands. Built by award winning developer St. Modwen in 2012, the current owner has made a vast amount of decorative improvements to make this feel like a home.

Comprising in brief an entrance hallway with ample storage, spacious kitchen/living room with covered balcony overlooking green space, master bedroom benefiting a modern en-suite, secondary double bedroom and modern fitted bathroom. Externally the property benefits an allocated parking space.

A perfect purchase for first time buyers or an investor looking to add to their portfolio. We recommend a viewing at your earliest convenience.

Situation

150 meters - Bus Stop
 0.32 miles - Locking Parklands Sports Center
 0.45 miles - The Coach House Pub
 0.86 miles - Asda Express
 1.62 miles - Junction 21 of the M5
 Distances are approximate & sourced from Google Maps

Local Authority

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



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

PROPERTY DESCRIPTION

Communal Hallway

Secure code front and rear entrances into the communal hallway with intercom systems. Internal front door to;

Hallway

Storage cupboard, airing cupboard housing the gas central heating combination boiler and consumer unit, intercom system, radiator and doors to;

Kitchen/Living Room

17'6" x 17'0" (5.33m x 5.18m)

Two side-facing uPVC double-glazed windows provide plenty of natural light, this spacious open-plan living and kitchen area is ideal for both everyday living and entertaining. The kitchen features a range of base units with ample worktop space, an integrated fridge/freezer, plumbing for a washing machine, an electric oven, and a four-ring gas hob with extractor hood. The living area offers flexible space for lounge and dining furniture, with uPVC double-glazed sliding doors opening onto the balcony. Additional features include a radiator, TV and telephone points, and laminate flooring.

Balcony

Access via the living area through the uPVC double glazed sliding, the balcony consists of decked flooring and glass balustrades.

Bedroom 1

11'11" x 11'0" max measurements (3.63m x 3.35m max measurements)

Two side-aspect uPVC double glazed windows to the rear, radiator, television point and door to;

En-Suite

White suite low level WC, wall-mounted hand wash basin with mixer tap built into storage ledge, shaver point, and mains shower cubicle with sliding door access and tiled surround.

Bedroom 2

11'9" x 10'3" max measurements (3.58m x 3.12m max measurements)

Two side-aspect uPVC double glazed windows to the rear, radiator and television point.

Bathroom

6'10" x 6'5" (2.08m x 1.96m)

White suite low level WC, wall-mounted hand wash basin built in to storage ledge, cupboard camouflaged by mirror door, paneled bath with mixer tap, tiled surround and mains shower over.

Allocated Parking

Allocated parking space to the rear of the building. Visitor parking space also available to building visitors.

Leasehold Information

We have been advised there is the remainder of a 150 year lease which commenced in 2012. We have been advised there is a month service charge of £319 which is believed to include the ground rent.

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.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at 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.







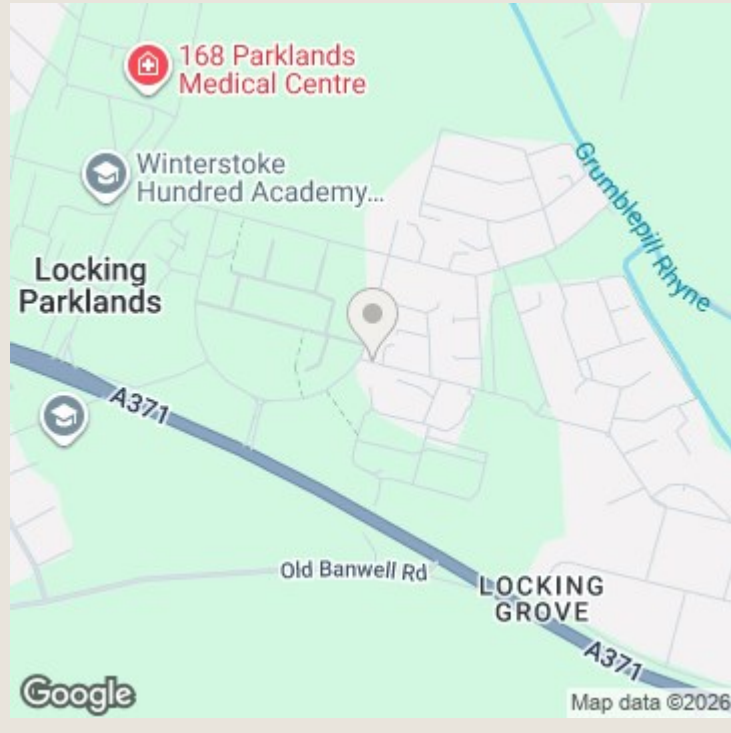


Second Floor

Approx. 660.6 sq. feet
(excluding Balcony)

Total area: approx. 660.6 sq. feet

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

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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

