



 **2**
Bedrooms

 **1**
Bathroom



Situated on the hillside of Weston s Mare, this two-bedroom flat in Cecil Road with lift service, offers a practical living arrangement with panoramic views to the front from the lounge/diner and balcony. The property comprises two bedrooms, a single bathroom, lounge/dining room, providing a straightforward layout for comfortable living. The kitchen is designed to meet everyday needs, offering ample space for cooking. The flat's layout ensures a functional flow between rooms, making it suitable for various living arrangements.

The property benefits from a single garage plus communal gardens and its location in Weston s Mare offers access to local amenities and transport links. The area is known for its community feel and convenient access to shops, dining, and recreational facilities. Public transport options are readily available, providing easy connections to surrounding areas and beyond.



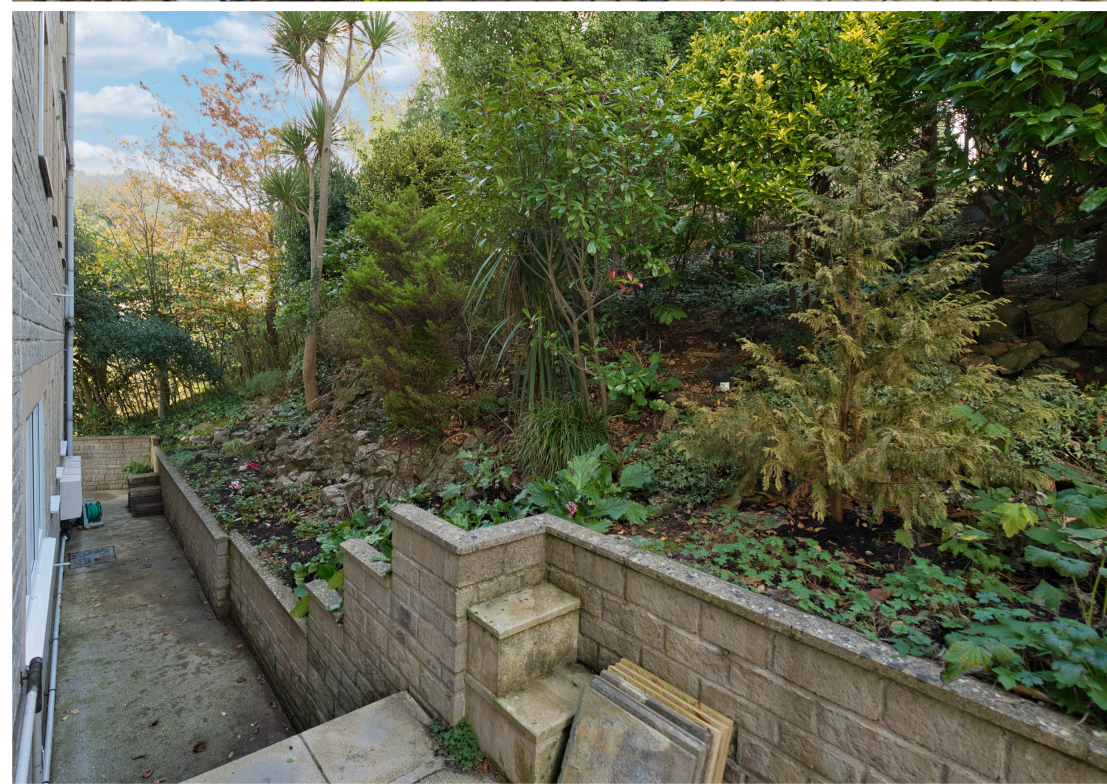
TENURE: We are advised that the property is Leasehold. The terms of Lease are 999 years from 29.09.1987 with a balance of 961 years remaining. The property cannot be sub let, does not allow pets and there is no age restriction for occupancy of the property. There is a Management Company in place which is ran by the owners of the flats. The Service Charge is currently set at £500.00 per quarter. There is a ground rent of £25.00 per annum which is included within the Service Charge payments.

NB: We are advised by the Management Company that as of June 2026 the Management fee will be increasing to £550.00 per quarter. The Management Company have also requested that any potential purchasers are made aware that as of April 2026 Saxons Block Management Company will be managing the blocks day to day running and management.

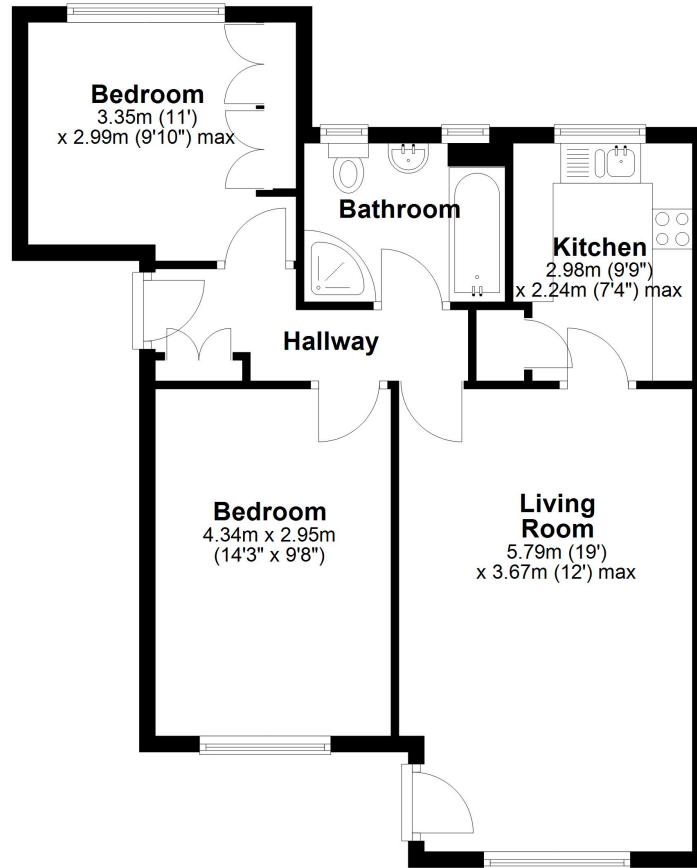



- Purpose Built Flat With Lift
- N Som Council Tax Band C
- Garage
- Panoramic Views
- EPC Rating C
- No Onward Chain!





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Cecil Road, BS23

