



16 Henry Butt House  
Weston-Super-Mare, BS23 1NF

£995 PCM

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Just a stone's throw from local amenities, this well presented 2 bed first floor flat is ideally positioned on Weston's popular Boulevard and within easy reach of Weston train station with allocated off street parking.

NO PHONE APPLICATIONS ACCEPTED, PLEASE APPLY THROUGH THE WEBSITE VIA THE EMAIL AGENT OPTION.

The accommodation comprises of spacious bright lounge / diner with 2 large windows flooding the area with natural light and complemented by an attractive feature fireplace. The modern fitted kitchen includes an integrated double oven, hob and extractor, as well as a fridge / freezer with space for a washing machine. There are 2 double bedrooms the main bedroom has fitted wardrobes and dressing table and large bathroom with fitted storage vanity unit and shower over the bath.

Additional features include phone entry system, well maintained communal gardens, electric heating with an EPC rating of C and council tax band C.

- Spacious first floor flat
- Lounge / diner with feature fireplace
- Bathroom with shower over bath
- EPC rating C
- Great central location
- Two double bedrooms
- Modern kitchen with appliances
- Allocated parking
- Council tax band C
- Well maintained communal gardens

Deposit: £1,148

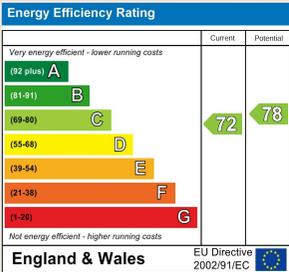
Furnishing: Unfurnished

### Local Authority

North Somerset Council Council Tax Band: C

Tenure:

EPC Rating: C



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

**01934 515153**

worle@mayfairproperties.net

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

