



FLAT 8 KEW GARDENS

Weston-Super-Mare, BS23 2NP

Price £155,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* FAB FIRST TIME BUY * Mayfair Town & Country are delighted to present to the market this versatile one/two bedroom first floor flat, offered for sale with no onward chain complications.

Internally comprising of an entrance hallway, a bright and airy open-plan kitchen/living room and bathroom, while offering a configuration as a spacious one bedroom with a separate lounge or to provide a practical two bedroom layout.

Further benefits include gas central heating, double glazing throughout, and an allocated parking space.

Conveniently situated on Weston Hillside, the property enjoys easy access to a range of local shops, amenities, and transport links. This represents an excellent opportunity for first time buyers looking to step onto the property ladder, as well as buy-to-let investors seeking to expand their portfolio.

Situation

0.53 miles - The Grand Pier

0.41 miles - Weston Sea Front

0.53 miles - Tesco Supermarket

0.27 miles - Weston's Boulevard

0.68 miles - Weston Train Station

All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: A

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	73	76
(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

Main front door with intercom system opening to the communal hallway with original staircase rising to the first floor landing with front door opening to;

Hallway

Radiator, intercom system, consumer unit and doors to;

Kitchen/Living Room

13'11" x 11'4" (4.24m x 3.45m)

Three uPVC double glazed windows to side, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, electric fan assisted oven, plumbing for washing machine, freestanding fridge/freezer, wall mounted and concealed gas central heating combination boiler.

Bedroom 1

13'11" x 9'1" (4.24m x 2.77m)

Dual aspect uPVC double glazed windows to front and side, radiator.

Bedroom 2/Lounge

11'2" x 8'2" (3.40m x 2.49m)

Dual aspect uPVC double glazed windows to front and side, radiator.

Bathroom

White suite comprising of low level W/C, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, panelled bath with taps and mains shower over, towel radiator and extractor.

Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced on 14.11.2016. We have been advised there is an annual ground rent of £180.92 (paid half yearly) and a monthly maintenance charge of roughly £109.

Material Information

We have been advised of the following;

Council Tax - A

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.

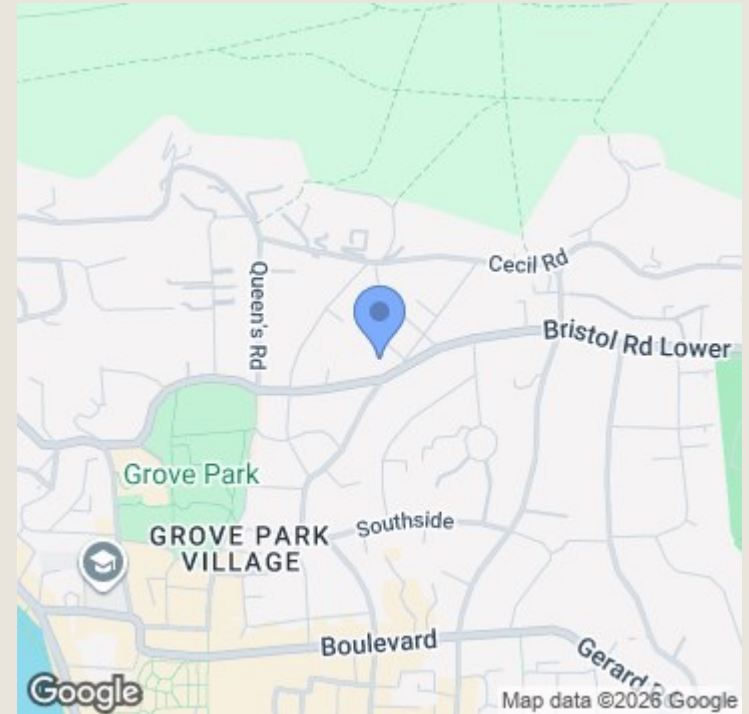
First Floor

Approx. 503.4 sq. feet



Total area: approx. 503.4 sq. feet

For Illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.



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

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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

