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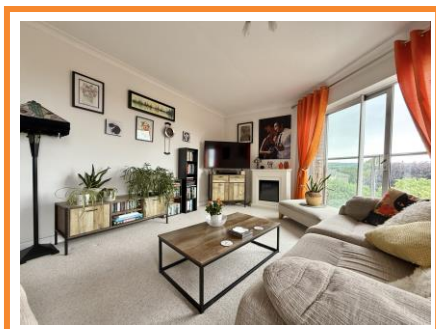
Helping you move with 100 years combined staff experience



Near Clarence Park

OIEO £200,000

- * Purpose Built 3rd Floor Flat
- * 2 Double Bedrooms
- * 16' Living Room/Juliet Balcony
- * Re-styled Shower Room
- * Garage in a Block
- * Communal Gardens



114 High Street, Worle, BS22 6HD

17 Berrow Lodge, Clarence Road East, Weston-s-Mare, BS23 4BH

Description

A well presented purpose built 3rd floor flat, with lift access, enjoying lovely far reaching hillside views. The well proportioned double glazed and gas centrally heated accommodation features a 16' living room with Juliet style balcony, impressive 18' kitchen/breakfast/dining room and both bedrooms can be considered as generous 'doubles'. The shower room has been re-styled too, with a contemporary finish. There is a garage in a block allocated to this flat, communal gardens and many will appreciate the close proximity of Clarence Park and Weston sea front.

Accommodation

Entrance

Communal entrance with intercom entry system. Door to communal hall, lift or stairs to the 3rd floor.

Entrance Hall

Entry phone. 2 built-in cupboards, one housing the hot water tank.

Living Room 16' 0" x 12' 7" (4.87m x 3.83m) maximum, a characterful shaped room with patio doors opening to a Juliet style balcony, enjoying lovely views towards Weston hillside. TV point, radiator. Access through to

Kitchen/Breakfast Room 18' 4" x 9' 0" (5.58m x 2.74m) plus built-in larder style cupboard with double doors. Fitted wall and base units with work surfaces. Sink unit with tiling to splash backs. Integrated oven and hob with cooker hood over. Integrated fridge/freezer and washing machine. Radiator. Space for table and chairs. Double glazed window with views to Weston hillside.

Bedroom 1 16' 0" x 9' 5" (4.87m x 2.87m)

Radiator, 2 double glazed windows enjoying views towards Weston hillside.

Bedroom 2 13' 8" x 9' 7" (4.16m x 2.92m)

plus built-in double wardrobe. Radiator, 2 double glazed windows enjoying views towards Weston hillside.

Shower Room 7' 0" x 4' 7" (2.13m x 1.40m)

Re-styled room comprising good size shower enclosure with glazed side screen, plus wash hand basin with cupboards below and WC. Heated towel rail. Tiled walls.

Outside

Berrow Lodge benefits from communal gardens laid to lawn with established shrubs. There is a garage belonging to this flat, with the prefix no.11 on the up and over door (3rd from far right). The garage measures 16' x 8' approximately. There is also an attractive seating area enclosed with a variety of shrubs.

Tenure

Leasehold, 999 years from August 1983. £10 annual ground rent. Maintenance charge of £425 per quarter (£1700 annually). Council tax band is 'B'.

The energy rating for this property is 'D'.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Communal Gardens



Aerial Photo/Setting



Seating Area



Clarence Park Close By



THIRD FLOOR
731 sq.ft. (67.9 sq.m.) approx.

