



7 Sycamores  
Weston Super Mare, BS23 2LG  
£1,100 PCM

**MAYFAIR**  
TOWN & COUNTRY

## PROPERTY DESCRIPTION

Mayfair are delighted to offer this spacious two bed top floor flat overlooking Grove Park, conveniently located close to the town centre and benefiting from a garage.

Further pictures will follow, to apply for the property please send an enquiry via the email option on the website.

The property is accessed via stairs from a well-maintained communal entrance. The bright and spacious lounge / diner enjoys triple aspect windows that flood the room with natural light with patio doors opening onto a small balcony. The modern fitted kitchen includes integrated oven, hob and extractor fan, along with an under-counter fridge and freezer with space for a washing machine.

There are two well-proportioned double bedrooms and a family bathroom featuring a P-shaped bath with shower over with storage in the vanity unit.

Additional benefits include a garage, phone entry system, double glazing and gas central heating with an EPC rating of C and Council Tax Band B.

- Top Floor Apartment with balcony
- Two double bedrooms
- Large lounge / diner
- Modern fitted kitchen with appliances
- Bathroom with shower over bath
- Garage
- Phone entry system
- Gas central heating
- EPC rating of C
- Council tax band B

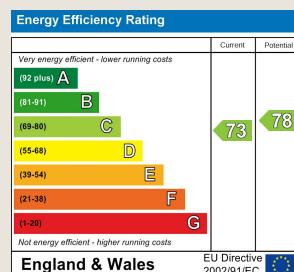
Deposit: £1,269  
Furnishing: Unfurnished

### Local Authority

North Somerset Council Council Tax Band: B

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

