6 FOLKESTONE COURT

Weston-Super-Mare, BS23 2BS

Price £110,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO ONWARD CHAIN! * Unexpectedly Re-Available - 25.09.2026 * Ideally positioned just a short stroll from the seafront and its array of popular amenities, Mayfair Town & Country are delighted to bring to the market this fantastic opportunity, perfect for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let addition to their portfolio.

Accessed via a communal entrance with both stair and lift access, the accommodation briefly comprises of an entrance hallway with a built-in storage cupboard, a spacious dual-aspect living room, a fitted kitchen, a well-proportioned double bedroom with an airing/storage cupboard, and a bathroom.

Further benefits include shared off-road parking, available on a first-come, first-served basis, and convenient lift access to all floors.

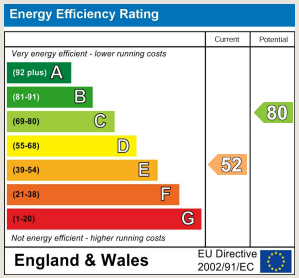
We highly recommend a viewing at your earliest convenience.

Situation

56 metres - Marine Lake/Seafront
0.32 miles - Birnbeck Pier
0.47 miles - Sovereign Centre
0.76 miles - Tesco Supermarket
0.93 miles - Weston Train Station
All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Tax Band: A
Tenure: Leasehold
EPC Rating: E



PROPERTY DESCRIPTION

Communal stairway
Secure key entry leading into communal hallway with stairs rising to all floors, and lift.

Hallway
3'04" x 12'07" max (1.02m x 3.84m max)
Through the flats front door a few steps lead down to the hallway with storage cupboard housing the consumer unit, night storage heater and doors to;

Living Room
15'04" x 12'07" (4.67m x 3.84m)
Spacious living area with dual aspect uPVC double glazed windows to side and rear, night storage heater, and television point.

Double Bedroom
9'01" x 11'11" (2.77m x 3.63m)
uPVC double glazed window to rear, night storage heater, and door to airing cupboard housing the hot water tank.

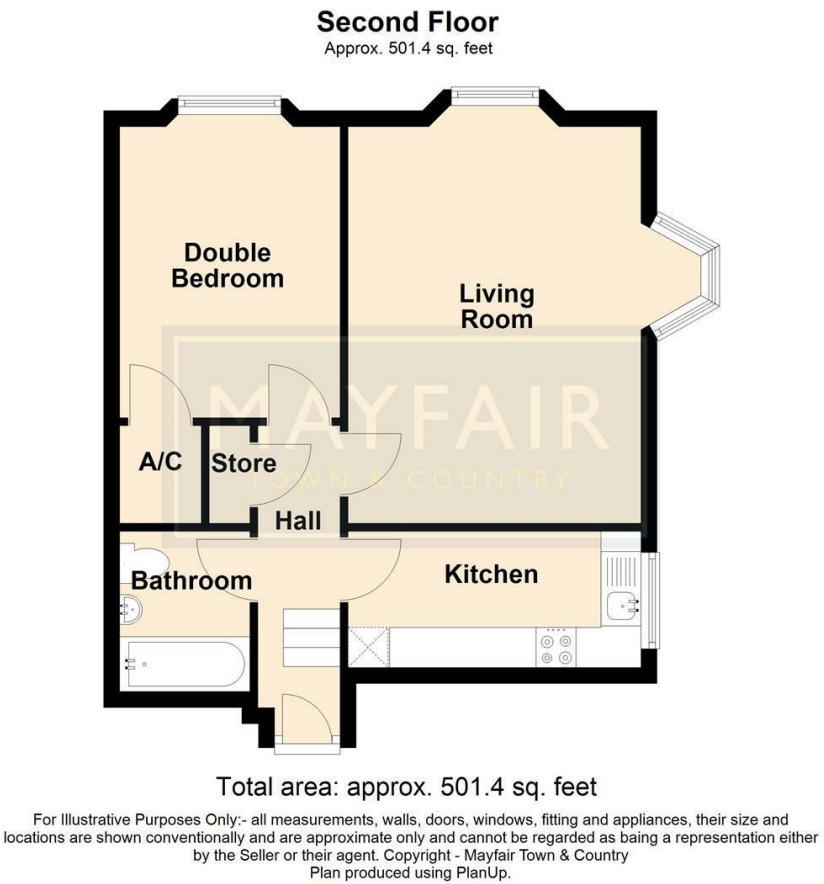
Kitchen
12'00" x 5'07" (3.66m x 1.70m)
uPVC double glazed window to side, a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer taps over, electric oven with four ring gas hob, fridge/freezer and plumbing for washing machine,

Bathroom
6'07" x 5'04" (2.01m x 1.63m)
White suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with electric shower over and tiled surround, and extractor.

Communal Off Street Parking
We have been advised the property has the use of a couple of parking spaces to the front of the building, on a first come first serve basis.

Leasehold Information
We have been advised the property is leasehold with the remainder of a 999 year lease which commenced on 25/03/1974. We have been advised there is an annual ground rent of £15 and an annual service charge of £1,239.60.

Material information
We have been advised the following;
Council Tax - A
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.



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

01934 515153

worle@mayfairproperties.net

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

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