



FLAT 10, BAYVIEW COURT ATLANTIC ROAD SOUTH

Weston-Super-Mare, BS23 2DE

Price Guide £185,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

NO ONWARD CHAIN & ALLOCATED PARKING! Mayfair Town & Country are delighted to bring to the market this spacious two bedroom first floor flat. Offering generous living accommodation, an abundance of built-in storage, allocated parking, and the advantage of no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors.

Secure front door opens into the communal hallway, with stairs rising to the first floor; the flat briefly comprises a hallway with internal, obscure glazed windows to the living room and bathroom, a kitchen boasting a pantry cupboard and ample storage, a bright living room lit by large windows alongside an electric fireplace, a family bathroom and two double bedrooms, both possessing built in storage and shower cubicles - with bedroom two presenting partial views over Weston Beach and the Severn Estuary.

Externally, the property benefits an allocated parking space, alongside a convenient Weston Hillside position, just a short walk from Weston-super-Mare's sea front, local amenities.

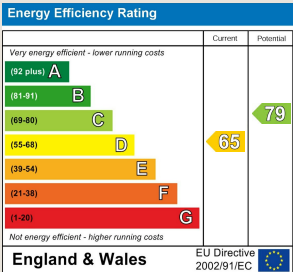
We highly recommend a viewing at your earliest convenience.

Situation

- 64 meters - Bus Stop
 - 0.09 miles - Marine Lake
 - 0.13 miles - Convenience Shop
 - 0.17 miles - Prince Consort Gardens
 - 0.98 miles - Weston Train Station
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
Tenure: Leasehold
EPC Rating: D



PROPERTY DESCRIPTION

Communal Hallway

Front doors open to the communal hallway, stairs rising to first floor landing with internal door to;

Hall

Internal glazed obscure window to living room and two further obscure glazed windows to bathroom, consumer unit, coved ceiling and doors to;

Kitchen

11'5" x 6'6" (3.48m x 1.98m)

Side aspect uPVC double glazed window, the kitchen is fitted with a range of base and eye level units, four ring gas hob with extractor hood over and integrated electric oven below, inset one and half sink with adjacent drainer and mixer tap over, space and plumbing for a washing machine, wall mounted Ideal combi boiler, a radiator, pantry cupboard, tiled flooring and coved ceiling.

Living Room

14'08" x 14'06" max measurement (4.47m x 4.42m max measurement)
uPVC double glazed windows to front, radiator, electric fireplace with decorative surround and coved ceiling

Bedroom Two

13'06" x 11'01" (4.11m x 3.38m)
uPVC double glazed bay window to front with partial views over Weston Beach and the Severn Estuary, towel radiator, built-in mirrored sliding door wardrobe, shower cubicle with plastic enclosure and tiled surround, and coved ceiling.

Bedroom One

14'07" x 13'07" (4.45m x 4.14m)
uPVC double glazed bay window to side, storage cupboard with hang rail, shower cubicle with plastic enclosure and tiled surround, and coved ceiling.

Bathroom

Two internal obscure glazed windows to the hallway, white suite low level w/c, hand wash basin with taps over and hand towel hangers, paneled bath

with taps over and fully tiled surround, built in eye level storage cupboard and tiled flooring.

Allocated Parking

There is an allocated parking space to the front of the property.

Leasehold Information

We have been advised that there is the remainder of a 999 year lease which commenced on 25.10.1999. We have been advised that there is a yearly ground rent of £5 and a yearly service charge of £1,710.92.

Material Information

We have been advised the following:

Council Tax - C

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.

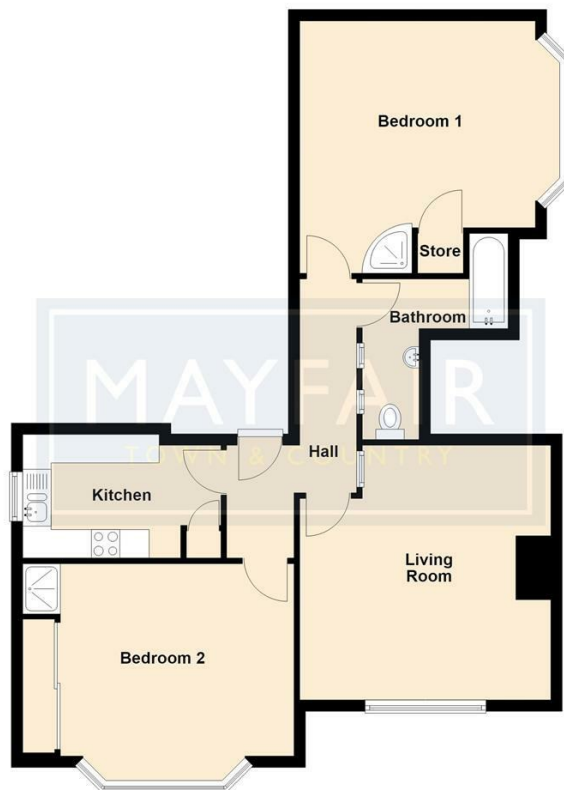






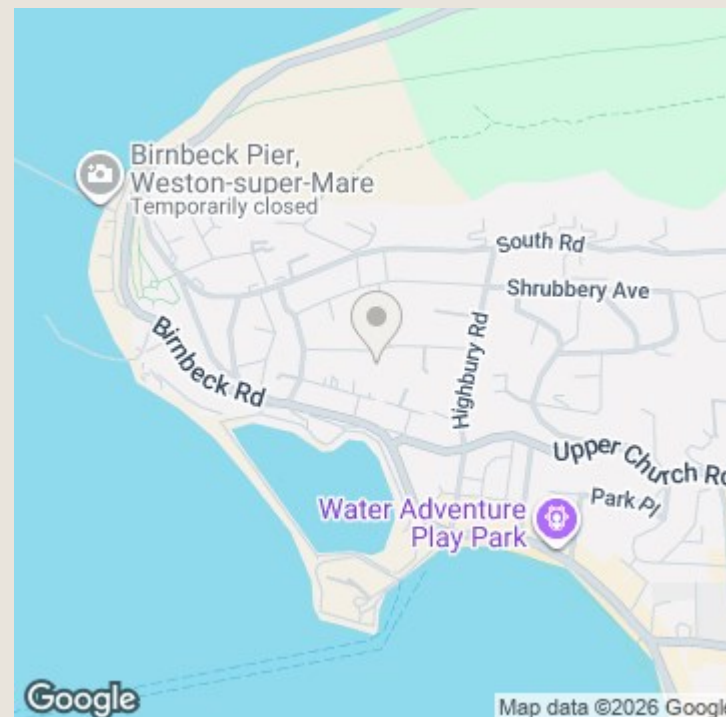


First Floor
Approx. 73.6 sq. metres (792.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.1 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

