

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*St Georges*

*OIEO £100,000*

- \* *Purpose Built 2<sup>nd</sup> Floor Flat*
- \* *Allocated Parking*
- \* *One Bedroom*
- \* *Close To Amenities*
- \* *In Need Of Modernisation*
- \* *Popular St Georges Location*



*114 High Street, Worle, BS22 6HD*

### Description

Situated on the popular area of St Georges. This purpose built second floor flat comes to the market with NO CHAIN. Close to shops, schools, amenities, nature walks and commuter links.

With views straight over Walford Park.

The flat has allocated parking and so much potential to improve. A great investment or first time buy.

### Accommodation

#### Entrance

Communal entrance hall with allocated post boxes and intercom system. Door to

#### Entrance Hallway

Rear uPVC exit door. Staircase to upper floors.

#### Entrance

Entrance door into hallway. Storage cupboard. Loft hatch with ladder and light.

#### Lounge 9' 8" x 10' 3" (2.94m x 3.12m)

uPVC window with views over Walford Park. Night storage heater. Secure entry telephone point.

#### Kitchen 8' 4" x 9' 0" (2.54m x 2.74m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces over. Single bowl stainless steel sink and drainer unit with central mixer taps. Tiled to splashback. uPVC double glazed window to side aspect. Cooker hood. Vinyl floor covering. Space for washing machine, upright fridge/freezer and electric cooker. Electric heater.

#### Bedroom 11' 4" x 6' 7" (3.45m x 2.01m)

uPVC double glazed window to rear aspect. Night storage heater.

#### Bathroom 6' 8" x 5' 0" (2.03m x 1.52m)

Comprising coloured suite of panelled bath with electric 'Triton' Shower over and glass shower panel. Partially tiled walls, W.C. Vanity wash hand basin. built in airing cupboard housing lagged water tank and shelving.

#### Outside

Allocated parking.

#### Tenure

Leasehold 999years from 1992 £75.00 per month which includes ground rent and building insurance.

#### Material Information

We have been advised the following;

Gas- None

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

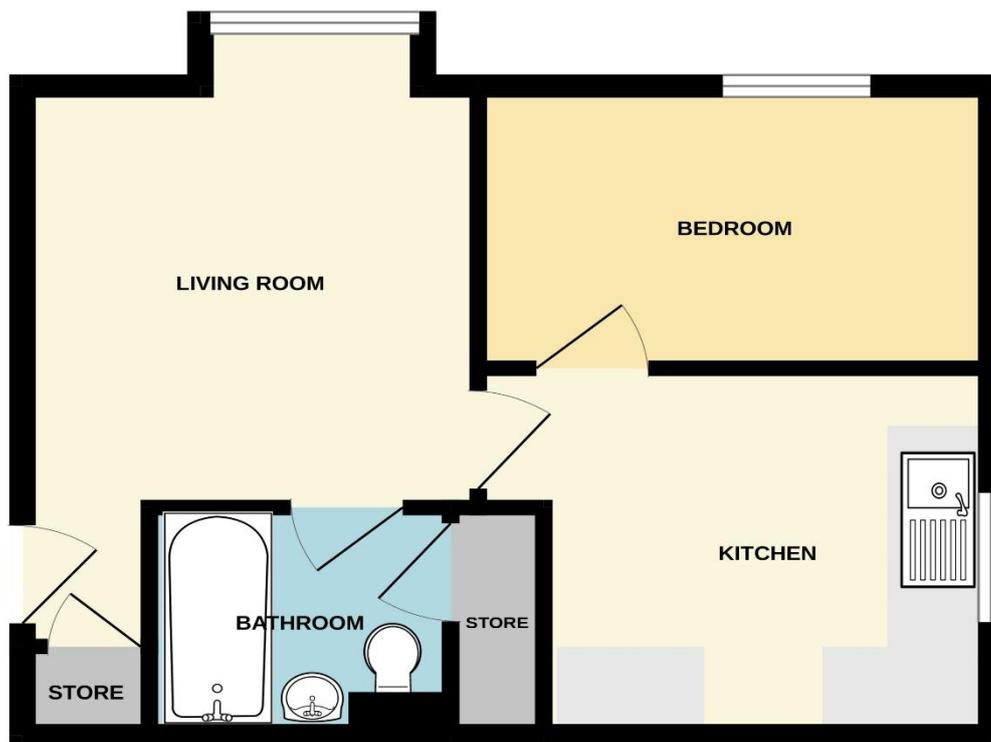
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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