



# Olive

ESTATE AGENTS



## 52 Alma Street, Weston-Super-Mare, BS23 1RD £130,000

\*\*\* WHAT A FABULOUS (NO SO) LITTLE APARTMENT \*\*\* RECENTLY REFURBISHED THROUGHOUT \*\*\*  
BIGGER THAN SOME 2 BEDROOM APARTMENTS \*\*\* GREAT BUY TO LET \*\*\* NEWLY INSTALLED KITCHEN /  
SHOWER ROOM / BOILER SYSTEM / DECORATED AND NEW FLOORING THROUGHOUT \*\*\* PERMIT  
PARKING AVAILABLE \*\*\*

### Entrance

Accessed through an original wooden door, into the shared hallway, private flat entrance in to the living room.



### Living Room

A spacious room with a front aspect uPVC double glazed window, ceiling light, radiator and an original cast iron fireplace. Opening to the inner hallway.



### Inner Hallway

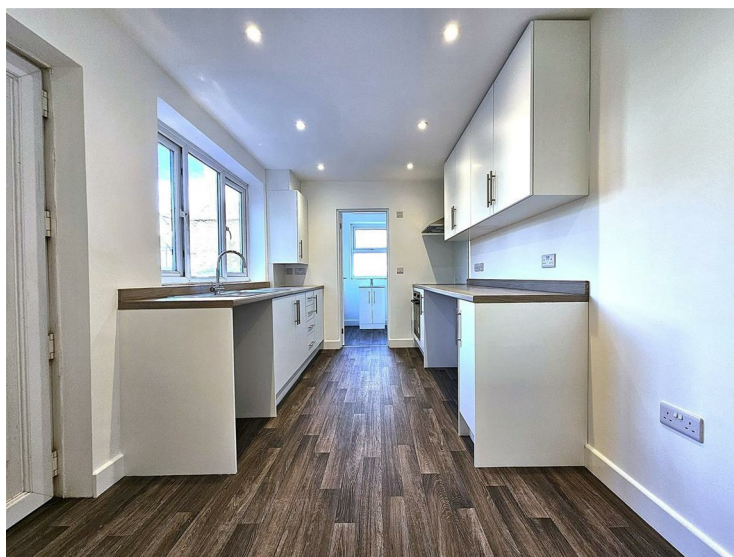
Linking the kitchen and the living room, with a door to the bedroom off.

### Bedroom & Walk in Wardrobe / Office Area

An extremely spacious bedroom with a rear aspect uPVC double glazed window, ceiling light, radiator and a large walk-in dressing room space / potential walk in wardrobe / built in wardrobe area / store room / office space etc etc.

### Kitchen

A newly installed kitchen with a uPVC double glazed door to the rear courtyard, a side aspect uPVC double glazed window and a door to the shower room. With ceiling spotlights, radiator, wood effect vinyl flooring. Fitted with a range of white base and eye level units with wooden rolled edge work-surfaces, an inset one and a half bowl stainless steel sink with an adjacent drainer and a mixer tap, integrated oven with a 4-ring induction hob and extractor hood over, space for a washing machine and tumble dryer, fridge and a freezer (4 spaces).



### Shower Room

A rear and side aspect room with uPVC double glazed windows, ceiling light, chrome heated towel rail, wood effect vinyl flooring, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large, walk in, wet room style shower area with a wall mounted, mains shower system over.

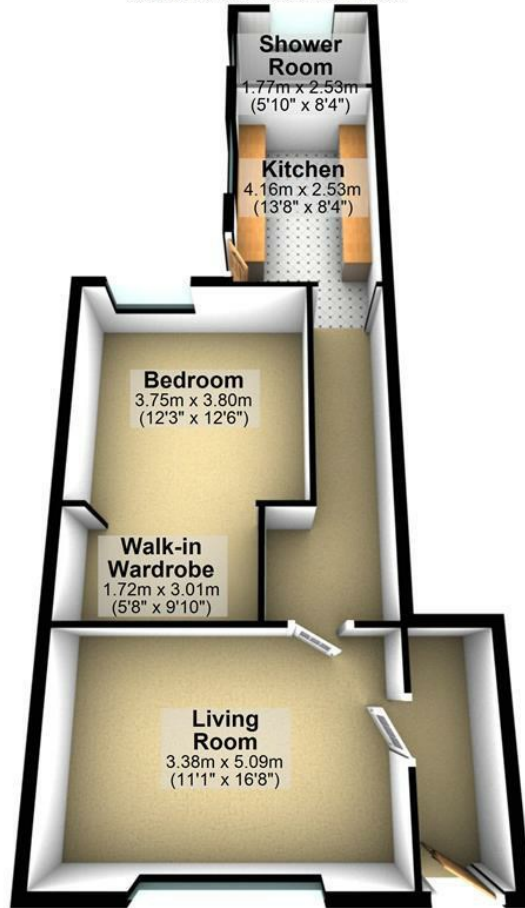


**Outside**

To the front there is on street permit parking.

### Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



Total area: approx. 66.0 sq. metres (710.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		