



 **2**
Bedrooms

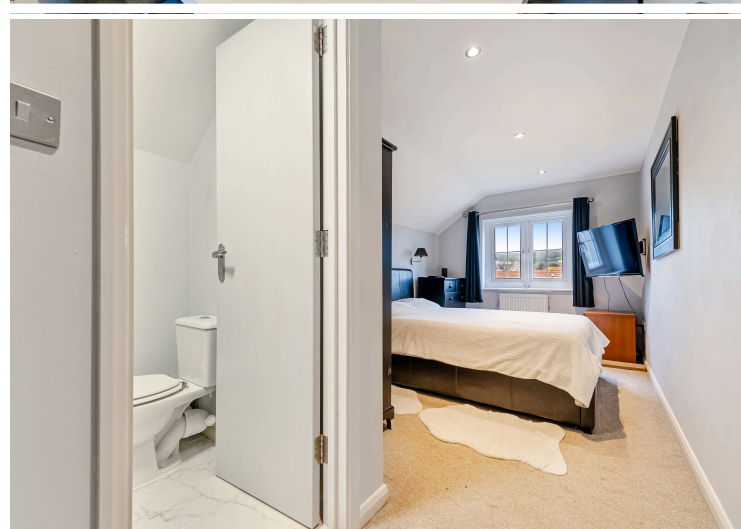
 **2**
Bathrooms

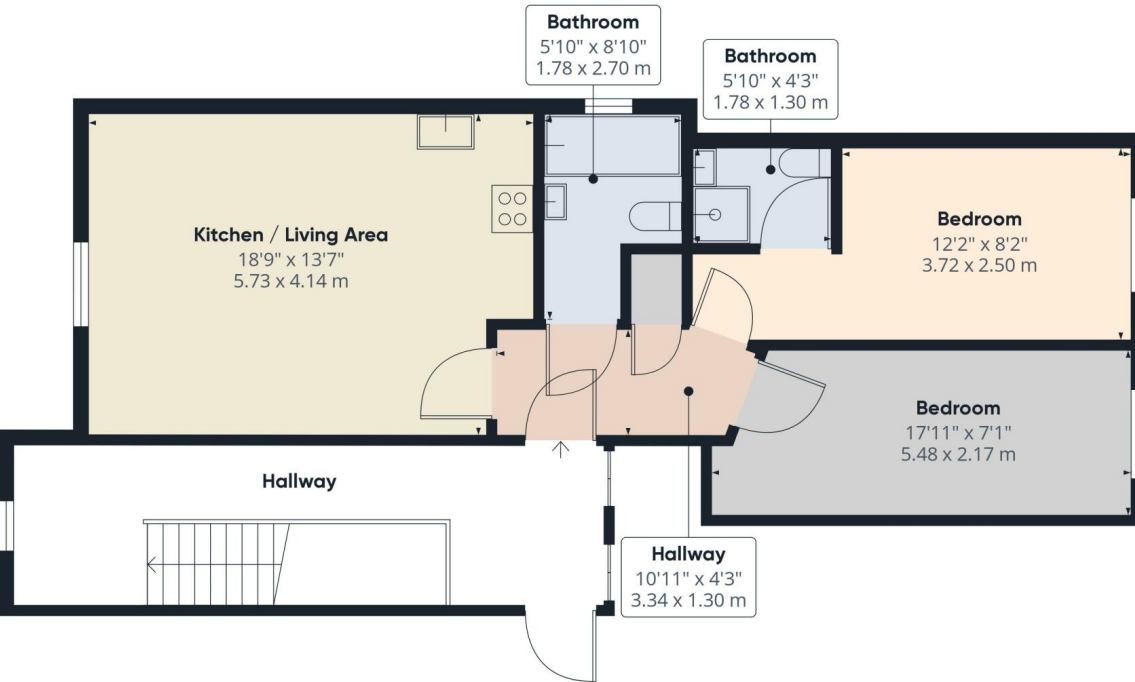


We are pleased to offer for sale this well presented purpose built top floor flat with open plan living space and allocated parking. The property is handily located on the level and within easy reach of Weston town centre and railway station. The accommodation has to be viewed internally to be fully appreciated and briefly comprises; communal entrance with stars to all floors, private hallway, living room and a well fitted kitchen area, 2 double bedrooms- one with ensuite plus a main bathroom. There is allocated parking in front of the property. The main shopping centre in Weston is a short walk away along with Tesco's superstore. Weston sea front and beach are both nearby with a regular bus service is available for over parts of the town and Bristol etc.

TENURE: We are advised by the seller that the property is Leasehold. The Lease is dated 01.01.2007 for a term of 125 years with a balance of 107 years remaining. There is a Management Company, Morgoed Estate Ltd. The Ground Rent is currently set at £163.13 payable 6 monthly. The property can be Let but not as a "holiday let". Pets are not permitted at the property and there is no age restriction for occupancy.

- **Top Floor Flat**
- **N Som Council Tax Band A**
- **Allocated Parking**
- **Open Plan Living Space**
- **EPC Rating C**
- **Close To Town**






Approximate total area⁽¹⁾
612.42 ft²
56.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 89 Locking Road, BS23

