



Flat 9 Ebden Lodge, 308 High Street, Worle, Weston-Super-Mare, BS22 6JP

£125,000

- Purpose Built Ground Floor Flat
- Lounge Overlooking Communal Garden
- Shower Room
- 24 Hour Care Line
- Double Bedroom
- Kitchen
- Parking Space
- No Chain

308 High Street, Weston-Super-Mare BS22 6JP

Rachel J Homes is delighted to market this Well Presented Ground Floor Flat, positioned in a Retirement Purpose Built block ideally situated on Worle High Street close to local shops, bus routes and amenities including Doctor Surgeries. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance Hall, Hallway, Lounge/Diner, Kitchen, Double Bedroom, Shower Room, Communal Gardens, Lounge and parking Space. Additional benefits include Double Glazing and Night Storage Heaters and 24 Hour Astraline Link. Accompanied viewings - CALL NOW to book yours!



EPC

Leasehold

Council Tax Band: B



Communal Entrance

Entrance doors, security entry system, stairs and lift giving access to all flats.

Entrance Hallway

Wooden entrance door, security entry buzzer, emergency pull cord, storage cupboard housing hot water tank, storage cupboard housing consumer unit, electric wall mounted heater, doors off to all rooms.

Lounge

4.63 x 3.38 (15'2" x 11'1")

Two Upvc double glazed windows to communal garden, TV point, emergency pull cord, electric wall mounted heater, arch into;

Kitchen

2.38 x 1.75 (7'9" x 5'8")

Upvc Double glazed window to side, range of wall and base units with work surface over and tiled splashback, electric hob with extractor over and electric oven under, stainless steel sink drainer, space for washing machine and fridge freezer, emergency pull cord.

Double Bedroom

3.44 x 3.19 (11'3" x 10'5")

Upvc Double glazed window side, built in double wardrobes, TV point, emergency pull cord, electric wall mounted heater.

Shower Room

2.09 x 1.86 (6'10" x 6'1")

Upvc Double glazed window to side, shower cubicle with electric shower, corner pedestal wash hand basin, low-level W/C, part tiled walls, heated towel rail.

Communal First Floor Landing

Stairs and lift from communal entrance to first floor landing with seating areas.

Communal Residential Lounge

Stairs and lift to residential lounge area.

Communal Garden

Wrap around garden laid mainly to lawn with mature shrubs and trees, various patio seating areas, drying area with several clothes lines.

Additional Information

Over 60's only

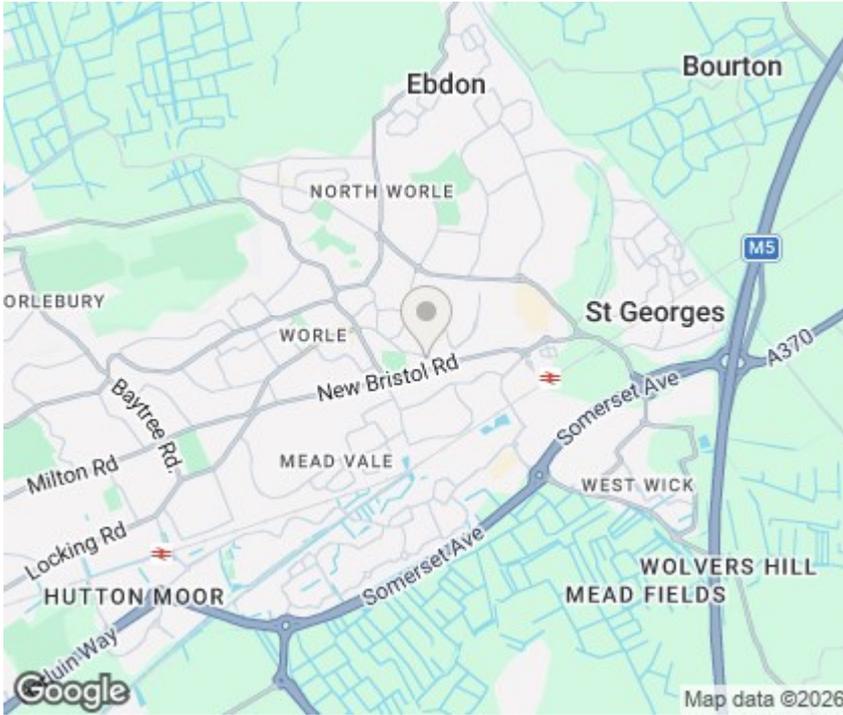
Maintenance fee of £250 per calendar month which included upkeep and maintenance of all communal areas, building insurance, 24hr Emergency Call Cover, part time House Manager.

Property is Leasehold and has 966 years remaining.

No Ground Rent payable







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

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

