



Flat 5, 89 Locking Road, Weston-super-Mare, North Somerset, BS23 3DW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Flat 5, 89 Locking Road, Weston-super-Mare, North Somerset, BS23 3DW

£199,950

A superb, second floor, two bedroom apartment which has been refitted to a great standard throughout – if you are looking for a new home that is ready to simply ‘move in and pop the kettle on’ then this may be an ideal opportunity for you! The leasehold property is perfect for the first or second time buyer, investor or downsizer alike and is situated within an attractive building on Locking Road, Weston-super-Mare. The open plan kitchen, living and dining room offers a wonderful space with a fantastic vaulted ceiling and breakfast bar offering seating options. The remainder of the apartment comprises two bedrooms, one with an en-suite, and a gorgeous family bathroom with a free-standing claw foot bath. The property comes with one allocated off-street parking space and Locking Road is conveniently positioned in a level location with local amenities close by including shops and schools, Weston-super-Mare’s town centre and the seafront. For the commuter, Junction 21 is within reach and provides access to the M5, and from there to most major towns and cities. The train station is also nearby offering easy transport to most major parts of the country. There is also a nearby bus route.

EPC Rating C80, Council Tax Band A

- A superb, second floor leasehold apartment
- Two bedrooms, one with an en-suite
- Gas fired central heating, double glazing and allocated off-street parking
- Refitted to a great standard throughout- nothing to do here!
- May suit first or second time buyer, investment or downsize
- Schools, town center and train stations within reach





# Accommodation

## Entrance

Communal front entrance door, stair flight rising to second floor, door to Apartment Five.

## Hallway

Doors to rooms, access to roof space, front door entrance phone, storage cupboard.

## Kitchen / Living Room

A super area with vaulted ceiling and UPVC double glazed window to front of property, space for sitting/dining options, refitted kitchen with a range of wall and floor units, square edge work surfaces with tiled splash backs over, white sink and drainer with swan neck mixer tap over, four ring ceramic induction hob with oven under and extraction hood over, space for upright fridge freezer, space and plumbing for appliance, breakfast bar as integrated part of the kitchen, cupboard housing 'Worcester' gas fired boiler and controls, radiators, ceiling and wall lights.

## Bathroom

WOW! What a super bathroom, free standing claw foot slipper bath, pedestal wash hand basin, low level W/C, heated towel rail, UPVC double glazed window, fully tiled walls and floor, extractor fan, shave point.

## Bedroom

Spacious room, UPVC double glazed window to rear of property, radiator, door to en-suite.

## En-suite

Corner shower enclosure with glass doors and 'Mira' mains fed shower over, pedestal wash hand basin, low level W/C, part tiled walls, extraction fan, heated towel rail.

## Bedroom

UPVC double glazed window, radiator, ceiling spotlights.

## Outside

One allocated off street parking space.

## Tenure

Leasehold - 125 years from 1 January 2007

## Management Fees

The annual management charges are £326.26 which includes buildings insurance.

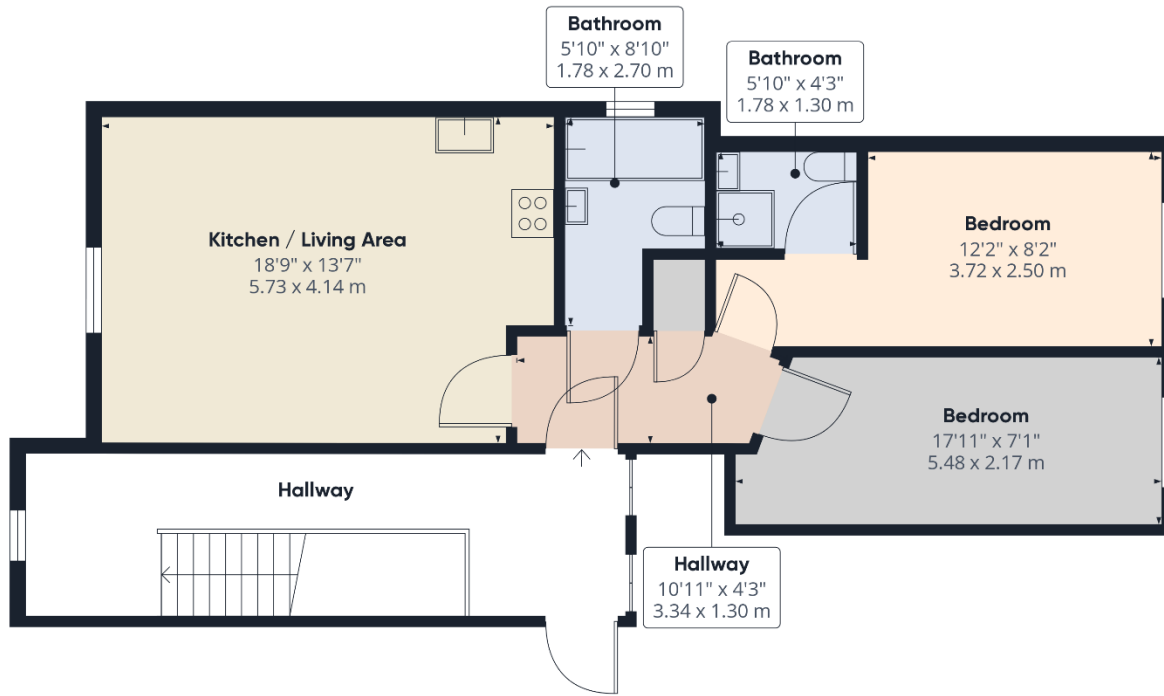
## Services

Mains water, drainage, electricity and gas.

## Broadband Speed

Maximum download speed in the area 80Mbps.





Approximate total area<sup>®</sup>  
612.42 ft<sup>2</sup>  
56.9 m<sup>2</sup>

(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



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



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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