



Ground Floor Flat, 19 George Street, Weston-super-Mare, North Somerset, BS23 3AT

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£120,000

A two bedroom, ground floor, leasehold apartment situated within a period property in the town centre of Weston-super-Mare. The property presents a great opportunity for the buy to let investor as it is being sold with tenants in situ and currently achieves a monthly passing rent of £650.00 PCM. The apartment comprises a kitchen/breakfast room, two bedrooms, living room and bathroom. The apartment also includes an enclosed rear garden which is certainly an added benefit within this central location. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront and promenade are also close by. For the family, numerous primary and secondary schools are available, as is Weston College with a wide range of facilities. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station runs excellent transport links to most major towns and cities, and the nearby bus service offers connection to most areas of the town and outlying districts. EPC Rating E53, Council Tax Band A.

- A two bedroom, ground floor, leasehold apartment
- Within reach of the town centre, seafront and amenities, bus routes and schools
- A great opportunity for the buy to let investor as it is being sold with tenants in situ
- Monthly passing rent of £650.00 per calendar month and currently tenanted on an AST
- Enclosed rear garden
- EPC Rating E53, Council Tax Band A





# Accommodation

## Entrance

Communal front entrance door to communal hallway with doors to upper and ground floor apartments.

## Entrance Hallway

Doors to rooms, two radiators.

## Kitchen/Breakfast Room 12' 7" x 8' 10" (3.83m x 2.68m)

A range of wall and floor units with roll edge work surfaces and tiled splash backs over, stainless steel sink and drainer with UPVC double glazed window over, inset four ring induction hob with double oven under and canopy type extraction hood over, space and plumbing for appliances and small breakfast table, wall mounted gas fired boiler and controls, vinyl flooring, UPVC double glazed door to side and rear garden.



## Bedroom Two 10' 10" x 6' 11" (3.29m x 2.10m)

UPVC double glazed window, radiator.



## Bathroom 6' 9" x 4' 7" (2.06m x 1.40m)

Panel bath with mains fed shower over, low level W/C, pedestal wash hand basin, part tiled walls, radiator, UPVC double glazed window, electric fan heater and extraction fan.



## Bedroom One 12' 6" x 10' 6" (3.80m x 3.20m)

A spacious room with radiator and UPVC double glazed window.



## Inner Hallway 6' 1" x 15' 3" (1.85m x 4.65m) Maximum

Under-stairs storage, radiator, UPVC double glazed window, door to living room.

## Living Room 11' 11" x 10' 11" (3.64m x 3.34m) Into recess

Super room with UPVC double glazed windows set in bay, picture rail, 3.15 meter high ceilings, radiator, fireplace with electric fire.

## Outside

### Rear Garden

A nice enclosed rear garden with pedestrian access via a lane, gardens mainly laid to lawn, patio slab and pebble approximately West facing.

### Tenure

Leasehold - The current owner pays an annual fee to the freeholder to cove BI & maintenance, the amount is agreed at the time of paying but this is circa around £800.00.



**Ground Floor**  
Approx. 59.4 sq. metres (639.2 sq. feet)



Total area: approx. 59.4 sq. metres (639.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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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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