



Ground Floor Flat 57 Moorland Road, Weston-super-Mare, Somerset, BS23 4HP



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Ground Floor Flat 57, Moorland Road, Weston-super-Mare, Somerset, BS23 4HP

£130,000

Welcome to this charming ground floor one-bedroom apartment, ideally suited for first-time buyers or investors seeking a promising opportunity. Situated in a brilliant location, this residence offers a cosy yet functional living space. Step inside to discover an open-plan kitchen living area, creating a warm and inviting atmosphere. Recently refreshed, the apartment features updated décor and modern touches throughout, ensuring a comfortable living experience. With the convenience of no onward chain, simplifying the buying process. Whether you're starting your homeownership journey or looking to grow your investment portfolio, this apartment presents a practical choice for those seeking simplicity and value. For the commuter, excellent transport links are within reach including Junction 21 which provides access to the M5, and from there to most major towns and cities. There is a mainline train station enabling fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts.

- Fantastic ground floor, one bedroom leasehold apartment
- Ideal FTB / investment property
- Open plan kitchen living area
- Gas central heating and double glazing
- Recently redecorated and refurbished
- Sold with benefit of no onward chain
- Benefiting from two off street parking spaces
- EPC Rating- C72, Council tax band- A



# Accommodation

## Entrance

As you approach the property, there is a UPVC double glazed entrance door into main kitchen, living / dining area.

## Kitchen area

A range of wall and floor units with worktops and up stands over. A stainless steel one and a half bowl sink and drainer, four Burner gas hob with oven under and extraction hood over, space for appliances, wall mounted gas fired boiler, UPVC double glazed window, spotlight clusters.

## Living / dining area

An open plan, light and bright area with a UPVC double glazed window, radiator, electric fireplace, ceiling light.

## Bedroom One

A UPVC double glazed window, built-in storage cupboard and built-in wardrobe with hanging rail and shelving, radiator, floor unit housing electric meter, ceiling light.

## En-suite shower room

A low-level WC, enclosed main fed shower, wash hand basin over vanity unit, heated towel rail, part sloping ceilings, extractor fan, ceiling light.

## Outside

Two allocated off street parking spaces to the front of the property.

## Tenure

Leasehold - 999 Years from 1 January 1977.  
Ground rent - £5.00 Per Annum.

## Services

Mains drainage, water, gas and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	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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