



28e Grove Park Road, Weston-super-Mare, North Somerset, BS23 2LN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£142,500

David Plaister are delighted to offer this well-presented, one bedroom, first floor, leasehold apartment to the market, which is set in a beautiful period building with character and charm. This wonderful apartment benefits from superb views across Weston seafront and beyond and is being sold with the benefit of no onward chain. The property briefly comprises a hallway, a fantastic living / dining room offering spectacular sea views, a well-presented kitchen, a bedroom and an attractive bathroom. The property sits circa 200 yards from Grove Park and is nestled within Weston's desirable hillside area. The area offers many attractive characteristics to prospective residents. 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. Weston Woods covers an area of 130 hectares dominating the Northern skyline of Weston-super-Mare and provides various walks and footpaths, which once reached the top reveal fantastic views across Weston, Sand Point and Brean Down, as well as a panoramic view of Weston Bay. The popular beach, Seafront and promenade are also close by (a circa 5 – 10 minute walk). For the family, numerous primary and secondary schools are available, as is Weston College with a wide range of facilities. EPC Rating D67, Council Tax Band A.

- A fantastic, one bedroom, first floor, leasehold apartment
- Well-presented throughout
- Superb views across Weston-super-Mare's seafront and beyond
- Situated in a beautiful period property with charming features
- Boasting a prominent hillside position
- Being sold with the added benefit of no onward chain!



Accommodation

Entrance

Communal entrance door, hallway and stairs rising to the apartment.

Hallway

Carpet, doors to rooms, space for fridge freezer, radiator, ceiling lights.

Living / Dining Room 15' 0" x 9' 4" (4.57m x 2.85m)

A fantastic living / dining space with dual aspect double glazed windows offering spectacular sea views, radiator, picture rail, coved ceiling, ceiling light.

Kitchen 7' 10" x 5' 1" (2.38m x 1.56m)

A well-presented range of wall and floor units, worktops and tiled splashbacks over, insert stainless steel sink and drainer, four-ring induction hob, eye-level oven and microwave, double glazed window, space for washing machine, extraction fan, ceiling light.

Bedroom 13' 7" x 10' 4" (4.15m x 3.15m)

A light and bright bedroom with double glazed window, radiator, picture rail, coved ceiling, ceiling light.

Shower Room 9' 7" x 4' 6" (2.92m x 1.36m)

A well-presented shower room with vinyl flooring, low level W/C, wash hand basin and pedestal, enclosed mains fed double shower, heater towel rail, part-tiled walls, extraction fan, ceiling spotlights.

Tenure

Leasehold - lease length 999 years with circa 960 remaining.

Services

Mains electric, mains gas, mains drainage, mains water.

Management Fees & Ground Rent

The management company is currently being set up by the vendors. They have advised that the management fees will be in the region of £40 - £45 PCM. No ground rent will be collected.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	56 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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