



Flat 8, 39 Cranwell Road, Locking Parklands, Weston-super-Mare, North Somerset, BS24 7LU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Flat 8, 39 Cranwell Road, Locking Parklands, Weston-super-Mare, North Somerset, BS24 7LU

£220,000

Perched on the second floor of a charming building, this inviting two-bedroom apartment offers a serene retreat with a touch of elegance. The apartment overlooks the neighbouring rooftops and extends its view to the serene Mendip Hills in the distance. Convenience is at your doorstep with two designated off-street parking spaces, ensuring hassle-free access upon arrival. Step inside and discover the hidden gem of the property—a private balcony, perfect for quiet moments of relaxation or alfresco dining with loved ones. Inside, the apartment welcomes you with a sense of warmth and brightness. The open-plan kitchen, living, and dining area create a seamless flow, ideal for both daily living and entertaining. The master bedroom offers a peaceful retreat, complete with its own en-suite shower room for added comfort and privacy. A second bedroom provides flexibility for guests or as a dedicated workspace. Presented with care and attention to detail, this apartment embodies modern comfort without compromising on style.

Locking Parklands is ideally situated for the family or commuter, within reach of schools and Junction 21 which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by for those opting for public transport. Locking Parklands already boasts a great community and provides a range of facilities including retail space and a school.

- An impressive and commanding two bedroom, second floor, leasehold apartment
- Offering a wonderful outlook over neighbouring rooftops and Mendip Hills beyond
- Two allocated off street parking spaces
- A superb private balcony area enjoying approximately southerly facing aspects
- Immaculately presented throughout with a light and bright main kitchen living dining room
- Master bedroom with en-suite shower room
- EPC rating B87, council tax band B



Accommodation

Entrance

A communal entrance door, hallway and stair flight rising to the second floor and Apartment Number Eight, with an entry phone system and secure locking door, rear access door to the communal car parking area to the rear of the building.

Hallway

Inviting entrance hallway with wood effect laminate vinyl tile 'Karndean' flooring, doors to principal rooms, useful storage cupboard housing boiler system, ceiling lights.

Bedroom One

A super double bedroom with a UPVC double glazed full height window, offering a pleasant outlook over neighbouring rooftops and beyond, built-in storage cupboard with hanging rail, door to en-suite shower room, radiator, ceiling light.

En-suite

Low-level WC, wash hand basin and pedestal, enclosed electric shower and part tiled walls, heated towel rail, extraction fan, ceiling spotlights.

Bedroom Two

A full height UPVC double glazed window providing a pleasant outlook over neighbouring rooftops and beyond, radiator, ceiling light.

Bathroom

Tile effect vinyl flooring, part tiled walls, low-level WC, wash hand basin and pedestal, panel bath with mains fed shower and shower screen over, heated towel rail, extraction fan, ceiling light.

An impressive light and bright living, dining and kitchen area

Kitchen / Dining Area

Laminate vinyl tile flooring to match the hallway, a range of well presented wall and floor units with worktops,

upstands and tiled splashbacks, inset one and a half bowl stainless steel sink and drainer positioned under a UPVC double glazed fixed window, enjoying south Westerly facing aspects, four-burner gas hob with oven under and extraction hood over, integrated dishwasher and washing machine, space for fridge freezer.

Living Area

A light and bright main living area with a UPVC double glazed window and sliding patio door onto private balcony area, enjoying an approximately Southerly facing aspect and pleasant outlook over neighbouring rooftops and the Mendip hills beyond.

Balcony

A private and covered balcony area enclosed by glass balustrades.

Parking

A communal car parking area providing two allocated off-street parking spaces, visitor parking spaces also.

Please Note

There is also the added benefit of a communal bin store and recycling area and bicycle store.

Tenure

Leasehold – Lease length 250 Years from 2017

Management Fees & Ground Rent

£140.00 PCM.

Services

Mains electric, drainage, gas and water.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	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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12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk