



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



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£230,000

This tremendous two bedroom ground floor apartment is situated within a well-maintained, period building on Weston-super-Mare's popular hillside area. The apartment benefits from its own private entrance plus a fantastic private courtyard garden area, laid mostly to patio. Internally, the property comprises an impressive entrance hallway which also has space to create a home office should you wish, a kitchen, wonderful main living area with four windows allowing an abundance of light to fill the room, two good sized bedrooms and a bathroom. The property is currently tenanted so can be sold either as a buy to let investment with the existing tenant in situ, or with vacant possession, as you wish. An added bonus of this excellent property is an allocated off-street parking space. 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 D59, Council Tax Band B.

- A two bedroom, leasehold, ground floor apartment with its own private entrance
- A superb, light and bright main living / dining area
- Inviting entrance hallway, which could be used as a potential study area
- An allocated off-street parking space
- A private courtyard garden area, laid mostly to slab patio
- Situated within a period property, retaining character and charm



Accommodation

Entrance

On approach to the property there are communal garden areas with a slab patio pathway, covered porch area and a timber single glazed door into the entrance hallway.

Entrance Hallway

An impressive entrance area with potential for other uses such as a study area, doors to principal rooms, radiator, picture rail, ceiling spotlights, three useful built-in storage cupboards.

Kitchen/Breakfast Room

Wood effect vinyl flooring, a range of well presented wall and floor units with worktops and tiled splashbacks over, stainless steel one and a half bowl sink and drainer, four-ring induction hob with oven under and extraction hood over, space and plumbing for appliances, radiator, UPVC double glazed fixed window and aluminium double glazed windows, picture rail, ceiling spotlights.

Living/Dining Room

A fantastic main living/dining area with four aluminium double glazed windows, a light and bright space with an electric fireplace and decorative surround, dado rail, picture rail, wall and ceiling lights.

Bathroom

Tile effect vinyl flooring, low level W/C, wash hand basin, panelled bath with mains fed shower and glass screen over, aluminium double glazed window, part-tiled walls, radiator, extraction fan, picture rail, spotlight cluster.

Bedroom Two

A super double bedroom with three aluminium double glazed windows, radiator, picture rail, coved ceiling and ceiling light.

Bedroom One

Impressive double bedroom with two aluminium double glazed windows, radiator, picture rail, coved ceiling and ceiling lights.

Communal Areas

To the side of the property, there is gated access to a communal block paved driveway providing one allocated off-street parking space with slab patio steps leading to the private garden area and entrance of Apartment 28c.

Private Garden

A separate gated access from the road leading to a private courtyard style area, well appointed with a slab patio and enclosed by stone walling.

Parking

One allocated off-street parking space.

Tenure

Leasehold – 999 year lease.

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.

Services

Mains gas, electricity, water and drainage.





Approximate total area⁽¹⁾
987.94 ft²
91.78 m²

(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		78 c
55-68	D	56 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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