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Estate Agents

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# Harris & Lee

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**Ellenborough Park £290,000**

- \* First Floor Apartment
- \* Bathroom & En-suite
- \* 19'2 Lounge
- \* Views Over The Park
- \* 3 Double Bedrooms
- \* Allocated Parking



114 High Street, Worle, BS22 6HD

# Flat 5,8 Ellenborough Park South, Weston-super-Mare, BS23 1XW

## Description

An enviable position within a short walk of the Beach Lawns and Sea Front and of course access to a wide range of amenities in the Town Centre. There are a selection of local shops in Whitecross and Severn Roads and a regular bus service is available close by. A stylish and well presented first floor apartment overlooking Ellenborough Park West designated as a 'Wellbeing' open space. The gas centrally heated and double glazed accommodation benefits from a 19'2 lounge, kitchen/diner, utility room, 3 double bedrooms, en-suite shower and bathroom. In addition there is parking available at the front.

## Accommodation

### Ground Floor Entrance lobby

Door and staircase to **Half Landing**

### Bedroom 3 13' 8" x 10' 0" (4.16m x 3.05m)

Radiator. 2 double glazed windows to rear, 1 obscured.

### Steps up to first floor landing

### Lounge 19' 2" x 14' 0" (5.84m x 4.26m)

Fireplace with coal effect gas fire. Radiator. Double glazed bay window directly overlooking Ellenborough Park West and to the Sea Front from the side window of the bay.

### Kitchen/Diner 13' 6" x 11' 3" (4.11m x 3.43m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 1/2 bowl enamel sink unit with pull out mixer tap. Matching breakfast bar with cupboards and drawers under. Range of shelving. Space for washing machine. Built-in electric oven and gas hob with cooker hood over. Laminate flooring. Wall mounted gas boiler for heating

and hot water. Radiator. Double glazed window with views over Ellenborough Park West.

### Utility Room 8' 1" x 5' 7" (2.46m x 1.70m)

Range of wall and base units with roll edge worksurfaces and tiling to splashbacks. Single drainer stainless steel sink unit. Space for washing machine. Extractor fan. Range of shelving.

### Bedroom 1 13' 8" x 11' 0" (4.16m x 3.35m)

Radiator. Double glazed window to rear. Door to

### En-suite Shower 9' 0" x 5' 11" (2.74m x 1.80m)

White suite of fully tiled large shower enclosure with deluge shower head, separate shower attachment and glazed screen. Circular vanity wash hand basin set on a plinth with cupboard under. Extractor fan. Ladder style radiator. Tiled floor. Obscure double glazed window to front.

### Bedroom 2/Dining Room 14' 10" x 10' 5" (4.52m x 3.17m)

Plus built-in 'walk through' wardrobe access via doors at either end. Radiator. Double glazed window to rear.

### Bathroom 8' 5" x 7' 10" (2.56m x 2.39m)

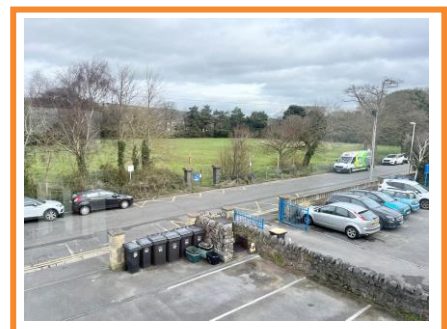
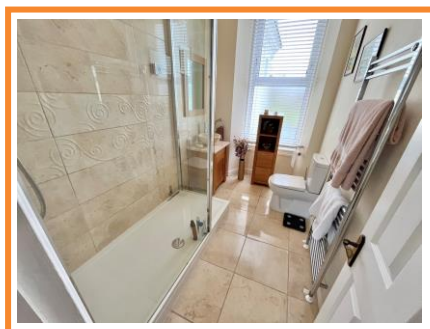
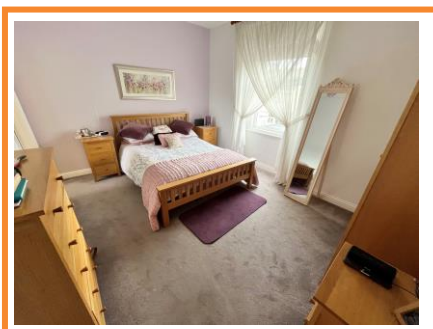
White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Tiling to splashbacks. Ladder style radiator. Laminate flooring. Extractor fan. Obscure double glazed window to front.

## Outside

Allocated parking for 1 vehicle. Additional parking for visitors.

## Tenure

Leasehold





## Material Information

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

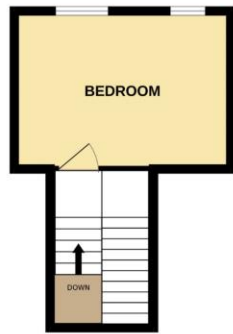
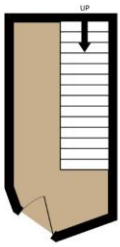
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area,

GROUND FLOOR ENTRANCE

HALF LANDING

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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