



## 19-23 LONGTON GROVE ROAD,

£185,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- PERIOD APARTMENT
- TWO BEDROOMS
- COURTYARD GARDEN
- GROUND FLOOR
- ENSUITE BATHROOM
- CLOSE TO SEA FRONT

# 19-23 LONGTON GROVE ROAD,



## THE PROPERTY

This spacious bay fronted apartment occupies a ground floor position close to the sea front promenade.

A large period apartment with two double bedrooms (one with ensuite) a spacious kitchen and large reception room. Step out of the kitchen into a private courtyard garden. Available with no ongoing chain.

## ENTRANCE HALL

via entrance door with cloaks cupboard.

## LOUNGE

16' 9" x 11' 2" (5.11m x 3.4m) plus a bay window and radiator.

## KITCHEN/BREAKFAST ROOM

14' 8" x 11' 2" (4.47m x 3.4m) with an extensive range of built in units intergrated gas hob with electric oven, sink unit. Wall mounted gas boiler. Patio door to the courtyard.

## BEDROOM 1

13' x 11' 6" (3.96m x 3.51m) with radiator.

## ENSUITE BATHROOM

with panelled bath with shower unit, WC, wash basin and radiator.

## BEDROOM 2

9' 9" x 9' 7" (2.97m x 2.92m) with radiator.

## SHOWER ROOM

with shower cubicle, WC, wash basin and radiator.

## OUTSIDE

Enclosed courtyard garden to the rear.

## MANAGEMENT FEES

Currently this flat pays £3,500 per annum to cover communal costs.

## TENURE

Leasehold for the residue of a 999 year lease from 2000.

A ground rent of £150 per annum.

# 19-23 LONGTON GROVE ROAD, WESTON-SUPER-MARE, BS23 1LS

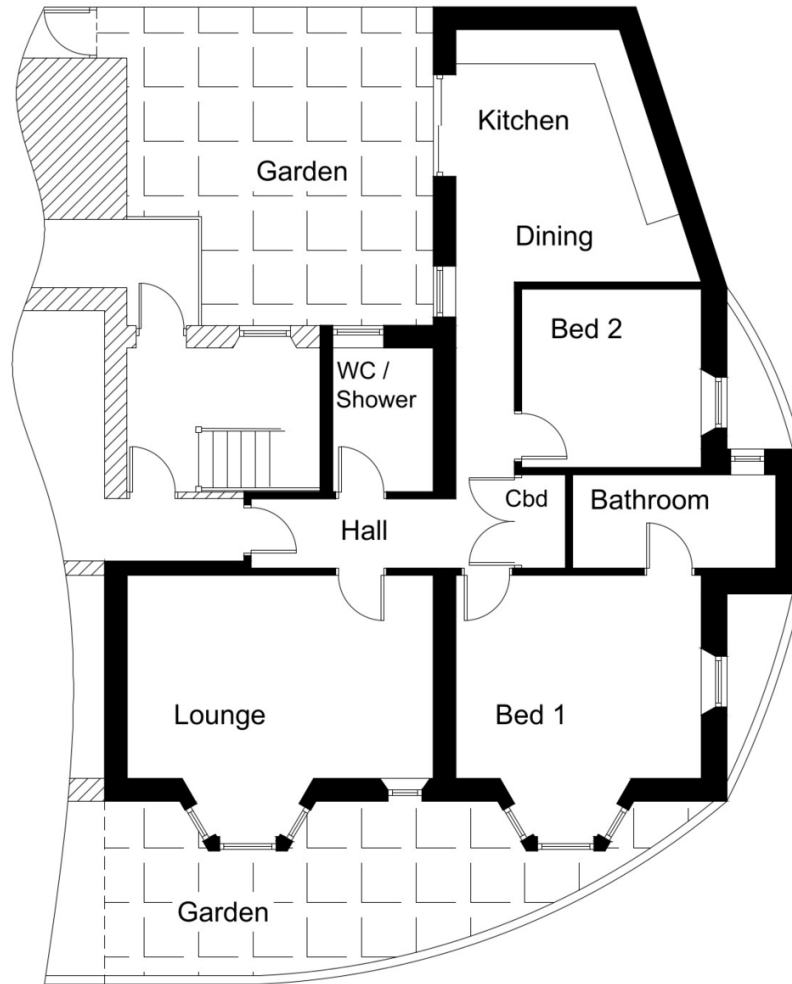


## **Council Tax:**

Band B

## **Local Authority:**

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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