



## 3C BRANSBY WAY, W-S-M

ASKING PRICE OF £145,000

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

### PROPERTY FEATURES

- FIRST FLOOR FLAT
- 2 BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- GAS CENTRAL HEATING
- JULIET BALCONY
- DOUBLE GLAZED

# 3C BRANSBY WAY, WESTON-SUPER-



## THE PROPERTY

This two bedroom purpose built first floor apartment offers double glazed gas centrally heated accommodation comprising an open plan kitchen/living room with Juliet balcony, 2 bedrooms and a bathroom.

Situated close to the Morrison's complex of shopping outlets the property represents an investment opportunity and in detail offers.

## COMMUNAL ENTRANCE

Communal entrance leading to stairs to flat entrance

## ENTRANCE HALL

via entrance door. Intercom, built in storage cupboard housing consumer unit, built in cloak cupboard with hanging rail, radiator.

## BEDROOM 1

11' 6" x 9' 5" (3.51m x 2.87m) Double glazed full length window, radiator.

## BEDROOM 2

8' 5" x 7' 10" (2.57m x 2.39m) Double glazed full length window, radiator.

## BATHROOM

Three piece white suite comprising panelled bath with shower unit, wash basin, low flush WC and radiator, tiled splash backs

## LIVING ROOM/KITCHEN

19' 3" x 10' 4" (5.87m x 3.15m) Open plan lounge/kitchen, double glazed sliding doors to Juliet balcony plus a further double glazed full length window, two radiators

Kitchen area has a range of base & wall units with worktop over, inset sink & gas hob, built in oven, space for washing machine & fridge/freezer, wall mounted Eco fit boiler

## TENURE

Leasehold for 995 years from Jan 2007  
Ground rent £125pa

## MANAGEMENT

Currently management costs are approx. £907.56 to cover communal costs.

**3C BRANSBY WAY, WESTON-SUPER-MARE, BS24 7FN**

**Council Tax:**

Band B

**Local Authority:**

North Somerset District Council

## OFFICE CONTACT INFO

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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.

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

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