



 **2**
Bedrooms

 **1**
Bathroom



A 'light and airy' top floor flat with lift service enjoying a pleasant outlook towards Clarence Park. The property is well decorated throughout and well maintained by the current seller. The accommodation briefly comprises; entrance hall with storage cupboards, south facing lounge/dining room with sun balcony off, refitted kitchen again with pleasant outlook to the front, 2 double bedrooms and a bathroom. There are well maintained communal gardens with a single garage located to the rear of the building. The property occupies a most convenient location close to local shops on Whitecross & Severn Road. Weston sea front and beach are within a short walking distance with a regular bus service available if required.



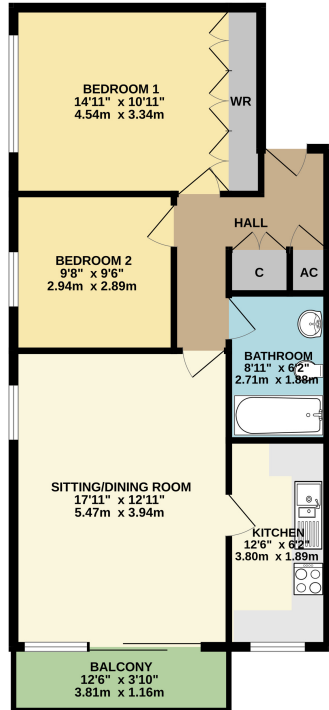
TENURE: We are advised by the sellers that the property is Leasehold. The term of Lease is 999 years dated from 29th September 1971 with a balance of 947 years remaining. The property can be sub let. Pets are not allowed as per terms of lease. There is no age restriction on the properties. Saturley Garner and Co are the Management Company and the current service charge is set at £1500.00 per annum. This charge includes buildings insurance, gardeners, cleaner of communal areas and water and sewerage.

- Top Floor Flat
- Lift Service
- Council Tax Band B & EPC Rating D
- 2 Double Bedrooms
- Garage
- Close To Shops






SECOND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

While 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Flat 10, Raleigh Court, 23 Clarence Road North, Weston

