



## 31 CAMPION CLOSE, WESTON-SUPER-MARE

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### OFFERS IN EXCESS OF £100,000

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

#### PROPERTY FEATURES

- STUDIO APARTMENT
- LIVING/ KITCHEN AREA
- ELECTRIC HEATING
- IDEAL INVESTMENT BUY
- NO ONWARD CHAIN

# 31 CAMPION CLOSE



This first-floor purpose built studio apartment offers well presented accommodation with electric heating. An ideal choice for first time or investor buyers, this studio comprises of open planned kitchen/ living area and sliding doors to bedroom area.

## ENTRANCE HALL

Storage Cupboard

## BATHROOM

White suite with electric shower, cupboard housing hot water tank.

## KITCHEN AREA

17' 6" x 8' 6" (5.33m x 2.59m) Overall room size. Fitted with a range of white kitchen units with worktop over, built in oven and hob, inset stainless steel sink, plumbing for washing machine and space for fridge/freezer, breakfast bar.

## LOUNGE AREA

Window to front. Wall mounted electric, sliding mirrored doors to bedroom area.

## BEDROOM AREA

5' 5" x 7' 2" (1.65m x 2.18m) Window to front, storage cupboard.

## OUTSIDE

One allocated parking space.

## TENURE

The property is leasehold with the remainder of a 999-year lease from January 1991. The management charge is £550.00 per annum.

# 31 CAMPION CLOSE, WESTON-SUPER-MARE, BS22 8QJ



**Council Tax:**  
Band A  
**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	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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