



WESTON LODGE, BRISTOL ROAD LOWER

£85,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- PURPOSE BUILT STUDIO APARTMENT
- FIRST FLOOR
- CLOSE TO TOWN CENTRE & SEAFRONT
- ACCESSED VIA LIFT & STAIRS
- OPEN PLAN LIVING AREA
- SHOWER ROOM
- OFF ROAD ALLOCATED PARKING
- NO ONWARD CHAIN

COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this very well presented first floor STUDIO APARTMENT, ideally located on the level close to Weston-Super-Mare Town Centre and the seafront.

The property benefits from gas central heating with a new boiler fitted October 2024, shower room, kitchen and living area. Can be accessed either by lift service or stairs and has the added benefit of a private garage with allocated parking.

FRONT OF PROPERTY

Door with entry phone system to entrance hall, stairs or lift to 1ST floor.

COMMUNAL LANDING

DOOR TO STUDIO APARTMENT

ENTRANCE HALL

Entry phone, storage cupboard, radiator, door leading to

SHOWER ROOM

5' 7" x 4' 9" (1.7m x 1.45m) Enclosed shower cubicle with electric shower, WC, pedestal wash basin, part tiled, radiator, extractor fan

KITCHEN AREA

8' 4" x 7' 9" (2.54m x 2.36m) Range of wall and base units with work top over, tiled splash backs, stainless steel single sink drainer with mixer tap over. Space for electric cooker, plumbing for washing machine & dishwasher, space for fridge freezer, cupboard housing Glow Worm boiler, single glazed window to rear of property

BEDROOM/LIVING AREA

15' .3" x 9' .0" (NaNm x NaNm) Measurements exclude built in triple wardrobes

Radiator x 2, single glazed window to rear, cupboard housing gas meter

SERVICE CHARGE

Service charge per annum £1400.32 (incl of ground rent) paid 1/2 yearly

BRISTOL ROAD LOWER, WESTON-SUPER-MARE, BS23 2PJ



Council Tax:
Band A
Local Authority:
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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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