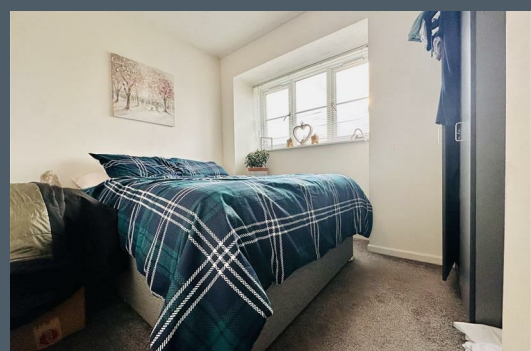
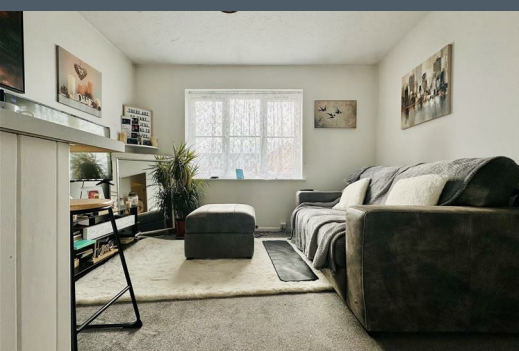


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 42 Selwood Close, Weston-Super-Mare, BS22 8LF £115,000

\*\*\* WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT \*\*\* DOUBLE BEDROOM \*\*\* BATHROOM \*\*\* OPEN PLAN KITCHEN/LIVING ROOM \*\*\* COMMUNAL GARDENS \*\*\* GREAT LOCATION \*\*\* ALLOCATED PARKING SPACE \*\*\* EPC C \*\*\* COUNCIL TAX BAND A \*\*\* LEASEHOLD \*\*\* NO ONWARD CHAIN \*\*\*

With easy access to local amenities, the motorway and train station, this well located and well presented one bedroom, purpose built first floor flat briefly comprises of an open plan living area, one bedroom and bathroom. Further benefits include allocated parking, double glazing and electric heating. The property is offered to the market with no onward chain. Due to the low management fees this property is an ideal first time buyers or investment opportunity.

967 years left on the lease running from 1993

£40 per month service charge



### Communal Entrance

Through a secure intercom system straight into a communal porch area with postal boxes for each flat. Flat 42 can be found on the first floor.

### Entrance Hall

Access via a composite door leading straight into the Hallway. Ceiling spotlights, loft hatch giving access to the roof space, wall mounted storage heater, cloaks cupboard, door to bedroom, the bathroom, and the Kitchen/Living room.

### Lounge/Kitchen/Diner

Front and side aspect room with UPVC double glazed windows, ceiling light, storage heater. the kitchen has been fitted with base and eye level units, with a worktop, one bowl sink, cooker, space for an undercounter fridge, also space for a dryer, space and plumbing for a washing machine, cooker also has an extractor over.



### Bathroom

Has ceiling light, extractor fan, panel enclosed bath with wall mounted electric shower system, wash hand basin, low level WC, door to a storage cupboard.



### Bedroom

Is a front aspect room with a UPVC double glazed window, ceiling light, wall mounted storage heater.

### Communal Garden



### Parking

Parking space for one car.

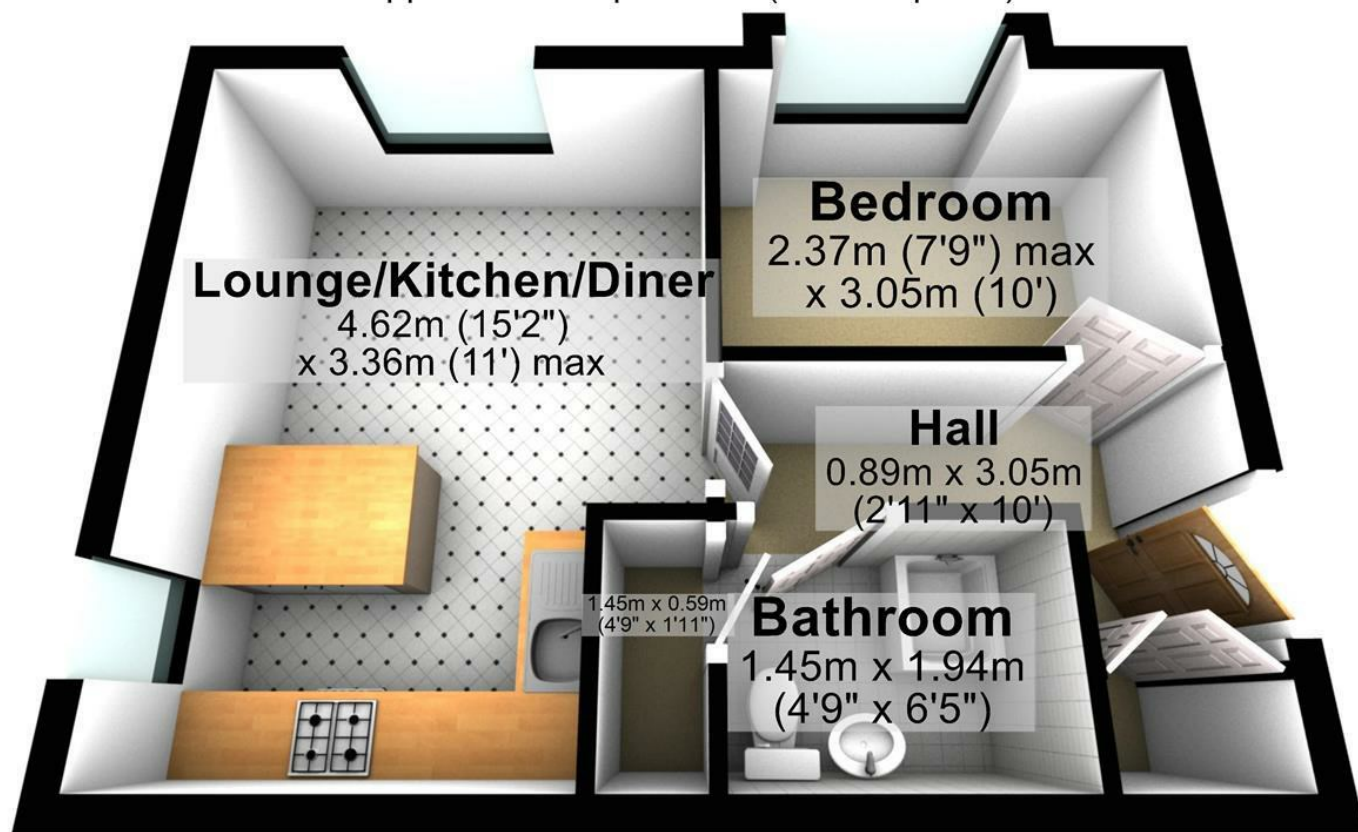
**Additional Information**

TENURE/INFORMATION We are advised: the property is Leasehold with 999 years remaining since February 1993 and there is a £40pcm Service Charge, This should all be verified by your solicitor.



## Ground Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 30.6 sq. metres (329.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	