



**11A, ASHCOMBE PARK ROAD,
WESTON-SUPER-MARE, BS23 2YE
£220,000**

Located in this sought after elevated position in Milton close to Ashcombe Park, local shops, bus services and other amenities. The Town Centre and Sea Front lie approximately 2 miles away.

A beautifully presented 2 Bedroom Ground Floor Flat which has been sympathetically refurbished by the current owner in recent years. The property has gas central heating, double glazing, front & rear gardens and off street parking

An internal inspection is highly recommended

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with further door to:-

Hall:

Radiator. Understairs cupboard.

Lounge:

14'7 x 12'10 (4.45m x 3.91m)

Wide bay window. Marble fireplace. Radiator. TV oint. Coving and ceiling rose.

Bedroom 1:

12' x 11'9 (3.66m x 3.58m)

Radiator. Fitted wardrobe.

Kitchen:

12'7 x 11'9 (3.84m x 3.58m)

Refitted with a range of wall and base units with granite worktops over. Inset double bowl sink unit with mixer tap over. Space for a range-style oven with extractor hood over. Plumbing for a washing machine. Space for a fridge/freezer. Central island with breakfast bar and base cupboards under. Tiled splashback. Radiator. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Double glazed door to Rear Garden.

Bedroom 2:

11'9 x 6' (3.58m x 1.83m)

excluding the door recess. Radiator.

Bathroom:

Panelled bath with shower and screen over. Low level WC. Vanity wash basin. Tiled splashback. Radiator.

Outside:

Block paved drive with generous parking space. Front Garden laid to lawn with trees and shrubs. Enclosed Rear Garden with block paved patio. Area of artificial lawn with mixed border. Timber shed with power. Outside tap.

Tenure:

Leasehold for an original term of 999 years from 30th January 1978, subject to a £5.00 Annual Ground Rent. We are advised that there is an absentee freeholder and that an indemnity insurance policy will be provided.

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 63.7 sq. metres (686.0 sq. feet)



Total area: approx. 63.7 sq. metres (686.0 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



