







19A BRANSBY WAY

ASKING PRICE OF £100,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TENANT IN SITU
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- CURRENT RENT £680 PCM
- LEASEHOLD PROPERTY

19A BRANSBY WAY, BS24 7FN

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Offered with no onward chain, allocated parking and two double bedrooms, this spacious top floor apartment represents an excellent opportunity for investors looking to add to their portfolio, with a tenant currently in situ and generating a rental income of £680 per calendar month (£8,160 per annum). With an established tenancy already in place, the property offers the potential for an investor to benefit from an ongoing rental income from completion, without the initial expense and uncertainty of finding a tenant.

Bright and airy throughout, the accommodation briefly comprises an entrance hallway with useful storage cupboards, leading through to an impressive open plan living space incorporating the lounge, dining and kitchen areas. This generous reception space also benefits from a Juliette balcony, providing an additional sense of light and openness.

There are two well proportioned double bedrooms, with the accommodation completed by a bathroom fitted with a three piece suite. The property further benefits from allocated parking.

The property is leasehold with approximately 956 years remaining on the lease, a service charge of £1,850 per annum and ground rent of £130 per annum. Further benefits include an EPC rating of C and Council Tax Band B.

N.B. Prospective purchasers should be aware that the apartment is situated above a hot food establishment. As a result, mortgage availability may be restricted and the range of available mortgage products limited. Buyers are advised to seek independent mortgage advice prior to proceeding.

LOCATION

Situated within the popular Locking Castle development on the outskirts of Weston-super-Mare, Bransby Way offers a convenient location with a good range of local amenities close at hand.

19A BRANSBY WAY, WESTON-SUPER-MARE, BS24 7FN

The nearby district centre provides everyday shopping facilities, cafés and takeaways, while larger supermarkets and further amenities are also easily accessible. The area is particularly well placed for commuters, with Worle Parkway railway station providing rail links towards Bristol and beyond, while Junction 21 of the M5 motorway is just a short drive away. There are also local schools, green spaces and recreational facilities nearby, making this a practical and well-connected location for a variety of buyers.

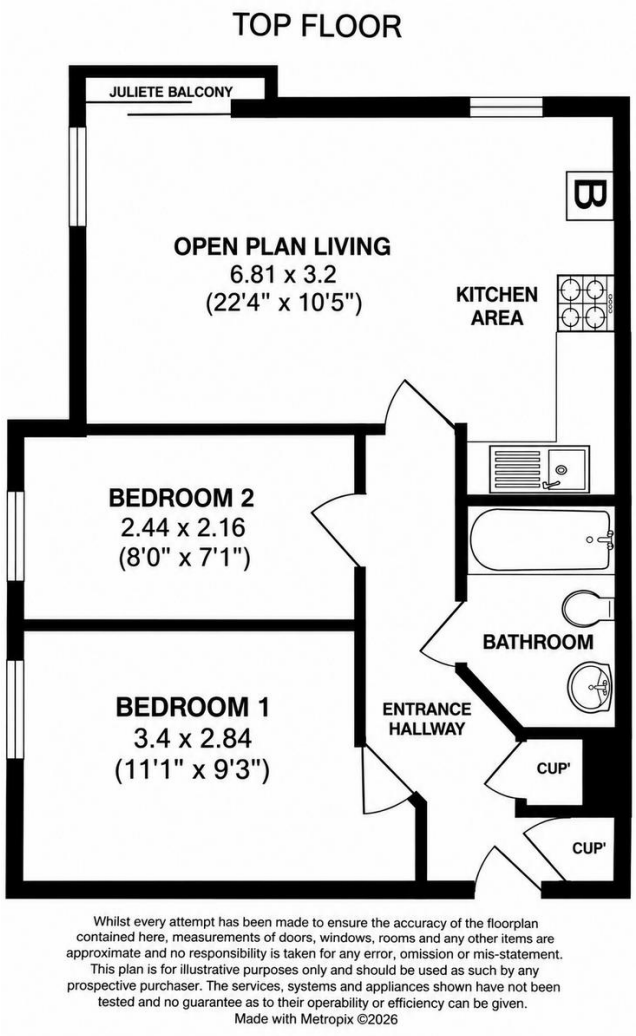






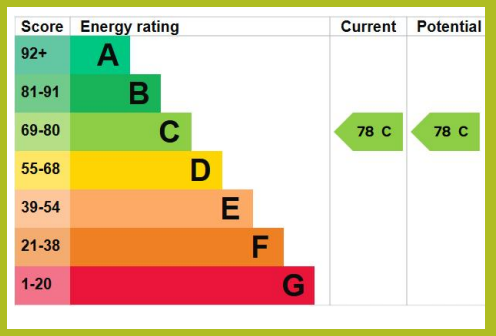


Council Tax:
Band B
Local Authority:
North Somerset District Council



Whilst 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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