Flat 8, 17 Cranwell Road, Locking, Weston-Super-Mare, Somerset. BS24 7LX

£210,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX PRESENTS...This modern and well-presented second-floor apartment is situated in the popular Locking Parkland development and offers two double bedrooms, a spacious open-plan kitchen/living area, a south-west-facing balcony and two allocated parking spaces. The property is accessed via the front entrance or rear parking area, with stairs leading to the second floor (no lift access). The entrance hallway provides access to all rooms. The bright and spacious open-plan kitchen/living area features a range of wall and base units, halogen hob, extractor hood, electric double oven, integrated dishwasher, washer/dryer and fridge freezer. A stylish feature breakfast bar with extra storage built in cupboard space that also provides the perfect space for casual dining and hosting. Large, full-height glazed windows allow plenty of natural light, while a smart Nest heating system adds modern convenience. There are two generously sized double bedrooms. The principal bedroom benefits from two built-in storage cupboards and patio doors leading onto a good-sized south-west-facing balcony, ideal for enjoying the afternoon and evening sunshine. The bathroom comprises a white suite with WC, wash basin and bath with shower over, together with a useful built-in storage cupboard. To the rear of the building are two allocated and numbered parking spaces. An attractive modern apartment offering spacious living, contemporary features and a sunny south-west-facing balcony in a popular residential location.

FEATURES

- Second Floor Modern Apartment
- Two Double Bedrooms
- Good sized balcony off Bed 1
- Balcony south/west facing & living area west facing
- Built in wardrobes to bed 1
- Two allocated parking spaces to rear
- Well Presented Throughout
- EPC - B
- 360 VIDEO TOUR AVAILABLE
- Council Tax - Band B
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Entrance Hall

Doors to all rooms

Open Plan Living / Kitchen

21' 9" max x 10' 3" min (6.63m x 3.12m)
Living Room - Radiator; West facing full-length upvc double glazed window to side;
Kitchen - Range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, integral dishwasher, washing machine/dryer and fridge freezer, inset stainless steel sink/drainer, large feature breakfast island / bar perfect for dining and hosting

Bedroom 1

15' 2" x 9' 7" (4.62m x 2.92m)
Radiator; Upvc double glazed window and patio door to front balcony; 2 built in cupboards

Balcony (off Bed 1)

15' 3" x 3' 1" (4.65m x 0.94m)
Balcony being south facing; Glass fronted balustrades and wood deck flooring suitable size for table and chairs

Bedroom 2

10' 10" x 8' 0" (3.30m x 2.44m)
Radiator; Upvc double glazed window to front

Bathroom

9' 2" x 7' 0" (2.79m x 2.13m) Towel Radiator; Extractor fan; white suite offering a WC, wash basin and a bath with shower over and another built in cupboard for storage.

Outside

To the rear of the building there are the 2 allocated and numbered parking spaces.

PLEASE NOTE

Smart Nest heating system.
Lease has c.243 years remaining
Maintenance fee £191.84 pcm







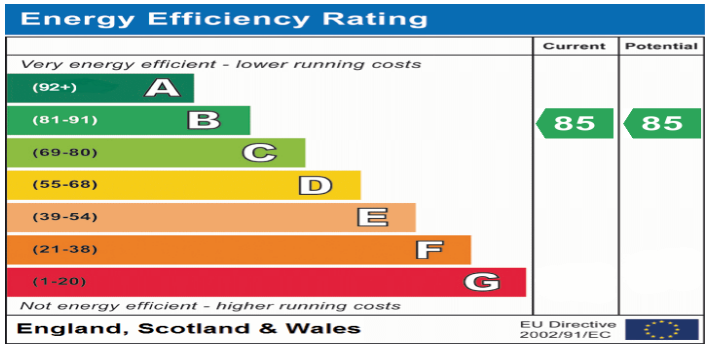






FLOORPLAN & EPC





HOUSE FOX
ESTATE AGENTS