



1 bed flat to buy in BS23

46-48 Baker Street, Weston-super-Mare,
Somerset, BS23 3AQ

£60,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000
- ✓ Over 60` s Retirement Flat. South Facing
- ✓ Communal Garden
- ✓ Lift and Stair Access
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000. Positioned in a convenient central location within half a mile of the High Street and Sea Front and close to local amenities. A 1 Bedroom Purpose Built First Floor Retirement Apartment for the over 60s located at the rear of the South Facing block, with double glazing and night storage heating. Communal facilities include a garden, parking area, lift and laundry. No Onward Chain.

Communal entrance

Front door with secure entry system, leading into communal hall. Lift and staircase rising to all floors. Door into;

Hall

Airing cupboard housing hot water cylinder, with shelving. Intercom system. Doors leading to all rooms.

Lounge - 14'6" (4.42M) x 9'10" (3M)

Rear aspect double glazed uPVC window. Textured ceiling. Central light. Wall mounted heater. TV and BT points. Emergency pull cord.

Kitchen - 9'10" (3M) x 7'10" (2.39M)

Rear aspect double glazed uPVC window. Textured ceiling. Central light. Eye and base level units with worktop surface over. Inset stainless steel sink with mixer tap. Tiled splashback. Electric hob, with oven below and extractor above. Integrated fridge freezer. `Dimplex` wall heater. Emergency pull cord.

Bedroom - 11'0" (3.35M) x 10'9" (3.28M)

Side aspect double glazed uPVC window. Textured ceiling. Central light. Wall mounted heater. Emergency pull cord.

Shower room - 7'0" (2.13M) x 5'6" (1.68M)

Fully tiled walk-in double shower with electric shower unit. Low level W. Pedestal wash hand basin. Tiled splashback. Wall mounted heater. Extractor fan. Emergency pull cord.

Outside

Access to communal gardens. Parking area.

Agents notes

Use of downstairs laundry room

Lease: 125 years from 1989. Service charges: £367.48 pcm

Ground rent: £173.61 paid twice a year

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £345.00

Annual Service Charge Amount: £4,404.00

Price: Starting Bid £60,000

Property Type: Flat

Parking: Residents

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

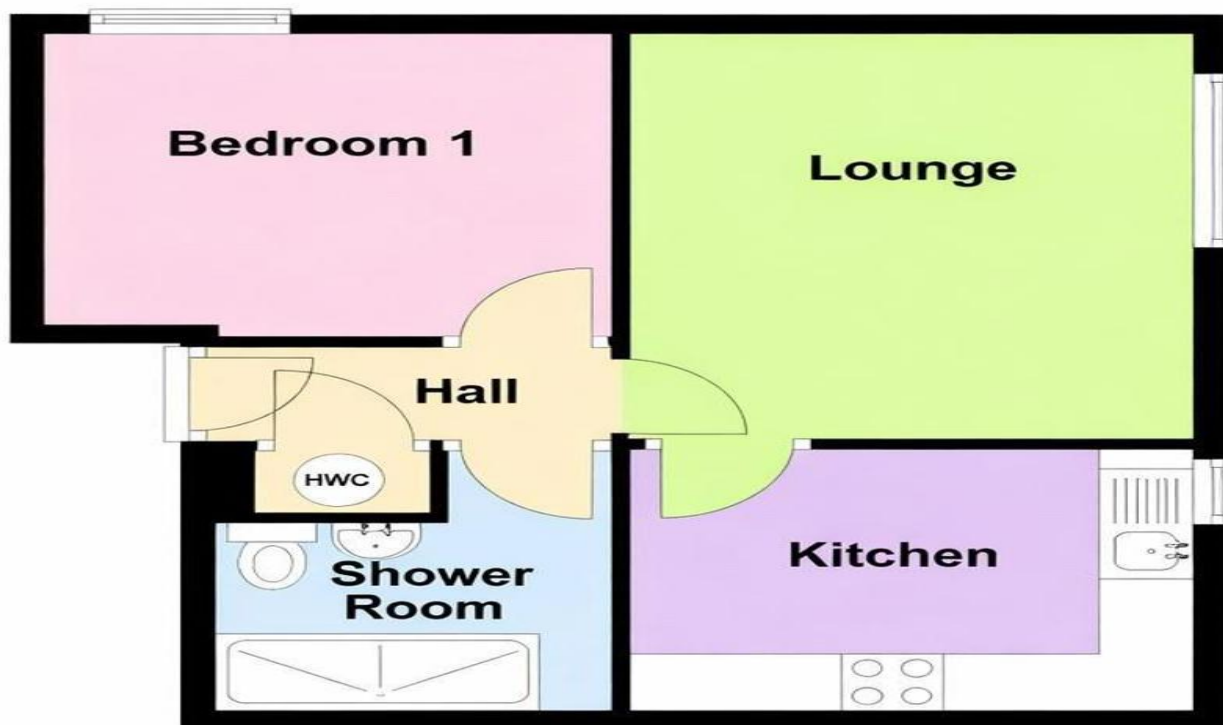
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 39.9 sq. metres (429.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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