



**FLAT 2, 91 CLIFTON ROAD**

Weston-Super-Mare, BS23 1BP

**Offers In The Region Of £165,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* NO CHAIN & PARKING! \* A spacious and versatile first floor flat which is an ideal buy to let investment (with a tenant currently in situ) or a first time buyer with no onward chain complications. Comprising in brief, communal entrance, inner flat hallway, living room, kitchen/breakfast room, two double bedrooms and bathroom. Externally benefiting from an allocated parking space. We have been advised the current tenant would be prepared to agree to an updated rental figure of £900pcm but could also be given notice if a buyer wished to reside in the property themselves.

## Situation

190 meters - Bus Stop  
 0.38 miles - Weston Sea Front  
 0.37 miles - Weston Train Station  
 0.15 miles - Co-op Convenience Shop  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band:  
 Tenure: Leasehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance

Front door opening into the communal entrance with stairs rising to the first floor landing and door to;

## Hallway

Doors to all rooms.

## Living Room

15'4" x 14'5 (4.67m x 4.39m)

uPVC double glazed bay window to side, a versatile room which is currently used as a bedroom but would be an ideal living room, radiator.

## Kitchen/Breakfast Room

11'2" x 7'9" max (3.40m x 2.36m max)

uPVC double glazed windows to front, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, freestanding gas cooker, space and plumbing for fridge/freezer and washing machine, wall mounted gas central heating combination boiler and radiator.

## Bedroom One

16'3" x 11'2" max (4.95m x 3.40m max)

uPVC double glazed bay window to front and radiator.

## Bedroom Two

11'8" x 11'8" max (3.56m x 3.56m max)

uPVC double glazed window to side and radiator.

## Bathroom

Obscure uPVC double glazed window to front, low level WC, hand wash basin with taps over and panelled bath with taps and shower attachment over, tiled walls, radiator and extractor.

## Allocated Parking

Situated to the side of the property is an allocated parking space.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease. Any building maintenance is split 1/3 between each of the flats in the building. Each flat also contributes roughly £3.33pcm for the communal electricity bill and £50pa towards the fire alarm system maintenance. We have also been advised the owner of this flat will also hold the freehold of the building.

## Material Information

We have been advised the following;

Gas- Mains

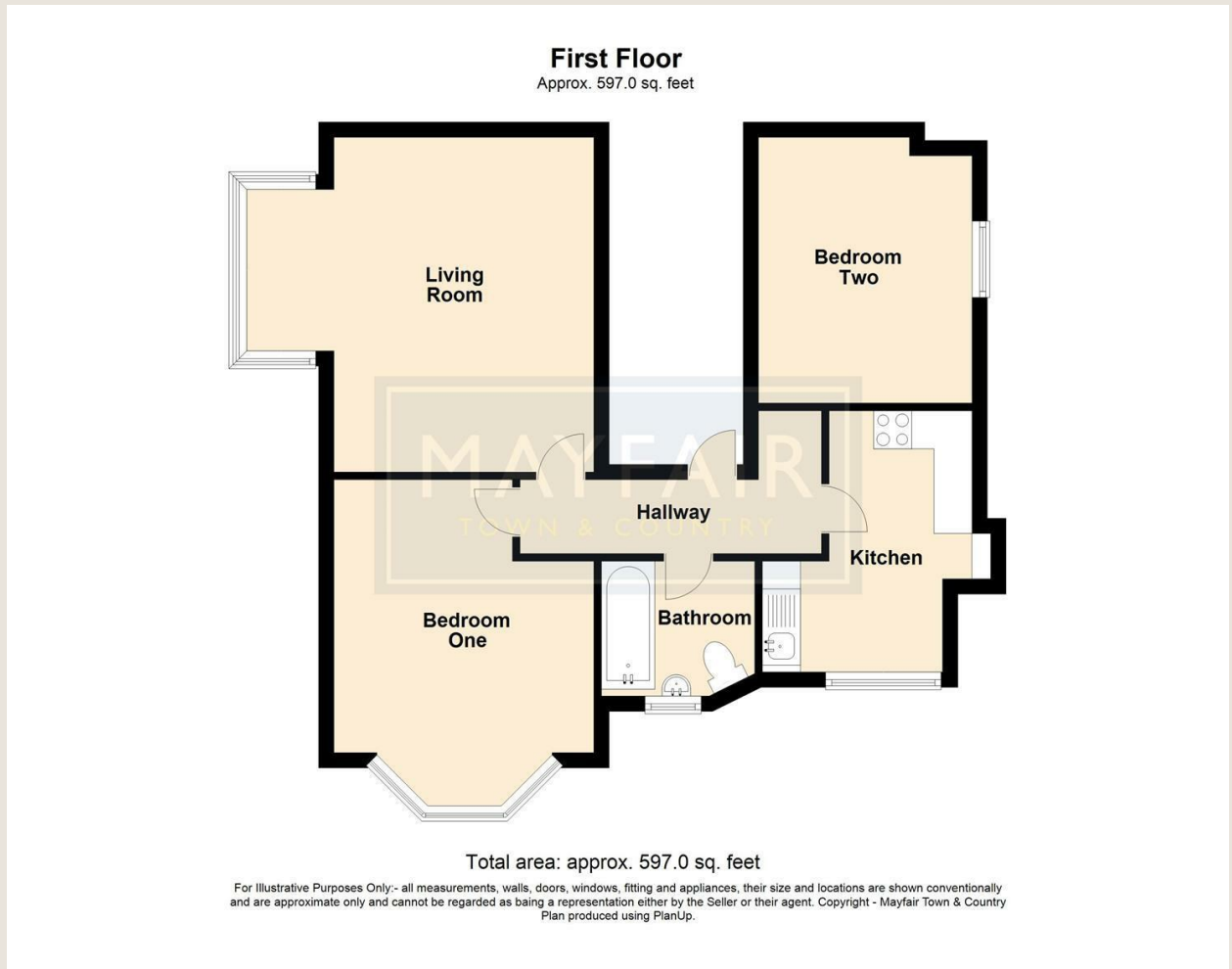
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

worle@mayfairproperties.net

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

