



**87 APPLETREE COURT**

Worle, BS22 6BA

**Price £159,950**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* SOUTH FACING GARDEN! \* With no onward chain complications, this double bedroom ground floor flat is an ideal buy to let investment with tenant in situ or perfect for a first time buyer. Comprising in brief, entrance hall with storage, open plan modern kitchen and living room, double bedroom and shower room. Externally boasting a good size and private rear garden and allocated parking space. Only a stone's throw from Worle train station and Junction 21 of the M5, this property is ideal for those commuting and we don't expect it to be available for long!

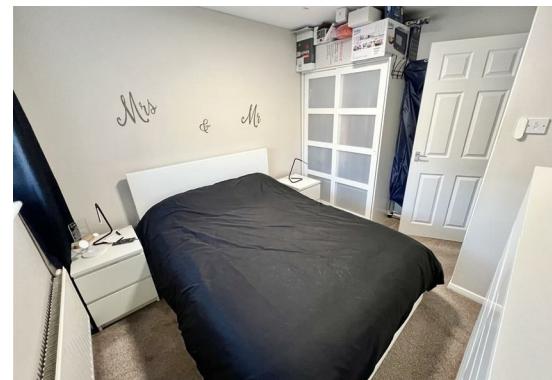


## Situation

0.06 miles - Lidl Supermarket  
 0.10 miles - Worle Train Station  
 0.73 miles - Junction 21 of the M5  
 0.10 miles - Queensway Retail Park  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

uPVC double glazed front door opening into the hallway, uPVC double glazed window to front, storage cupboard, consumer unit, radiator and doors to;

## Kitchen/Living Room

16'5" x 12'1" max (5.00m x 3.68m max)

uPVC double glazed window to rear, the kitchen is fitted with a modern range of matching eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with glass splashback and extractor over, electric fan assisted oven, freestanding fridge/freezer, washing machine, wall mounted gas central heating combination boiler and breakfast bar area. The living room enjoys double glazed patio doors to the garden, radiator and television point.

## Double Bedroom

11'0" x 9'5" (3.35m x 2.87m)

uPVC double glazed window to front and radiator.

## Shower Room

7'10" x 5'8" max (2.39m x 1.73m max)

A modernised suite comprising low level WC, hand wash basin with taps over and tiled surround, large shower cubicle with mains shower over, radiator and extractor.

## Garden

Enjoying a south facing aspect and very private, the rear garden is ideally low maintenance, laid mostly to artificial lawn with a raised decked area. Fully enclosed by fencing with side gated access to the front of the property.

## Allocated Parking

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

## Leasehold Information

We have been advised that this property is leasehold with no service charges. There is a remainder of 999 year lease from construction in 1990. There is a ground rent of £20 per annum and there are no other charges.

## 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).

### Ground Floor

Approx. 396.7 sq. feet



Total area: approx. 396.7 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.



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

**01934 515153**

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### 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)

