



## 25 Pennine Gardens, Weston-Super-Mare, BS23 2XS

**£190,000**

- Purpose Built Ground Floor Flat
- Lounge/Diner
- Shower Room
- Lovely Communal Gardens
- Two Double Bedrooms
- Kitchen
- Double Glazed & GCH
- No Chain

# 25 Pennine Gardens, Weston-Super-Mare BS23 2XS

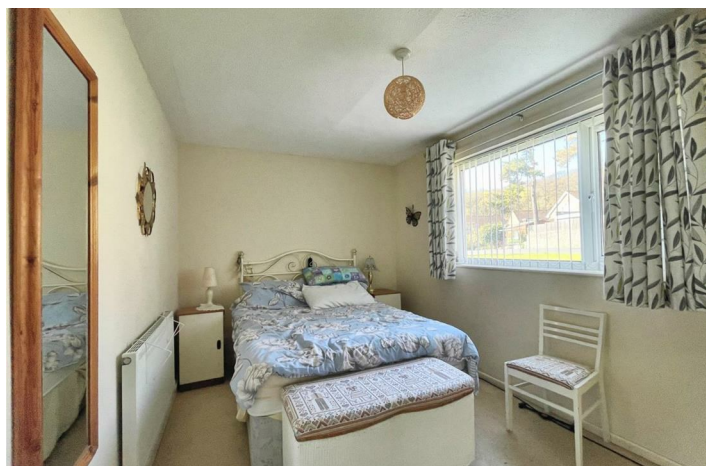
Rachel J Homes is delighted to market this lovely Purpose Built Ground Floor Flat ideally situated close to Ashcombe Park and Bus Routes to and from the Town Centre and Sea Front. If you are looking for your first home or downsizing, then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Shower Room, Communal Gardens and Allocated Undercover Parking. Added benefits of this super home include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
C

Leasehold

Council Tax Band: A



### **Communal Entrance**

Upvc Double glazed entrance doors and full length windows, doors to ground floor flats, stairs to first floor.

### **Entrance Hallway**

Upvc Double glazed door, two storage cupboards - 1 housing consumer unit, radiator, doors off.

### **Lounge/Diner**

**4.85 x 3.76 (15'10" x 12'4")**

Upvc Double glazed dual aspect full length windows to rear and side, two radiators, T.V point.

### **Kitchen**

**2.64 x 2.34 (8'7" x 7'8")**

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer with mixer tap over, space for free standing cooker, washing machine and fridge/freezer, wall mounted Combi boiler.

### **Bedroom 1**

**4.14 x 2.84 (13'6" x 9'3")**

Upvc Double glazed full length window to front, storage cupboard, radiator, T.V point.

### **Bedroom 2**

**3.61 x 2.54 (11'10" x 8'3")**

Upvc Double glazed window to rear, radiator, TV point.

### **Shower Room**

Corner shower cubicle with hot water mixer shower, low level W/C, wash hand basin set into vanity unit, heated towel rail, extractor fan, fully tiled walls.

### **Parking**

Carport with allocated parking for one vehicle. There is also visitor parking which is available on a first-come-first-serve basis

### **Outside Space**

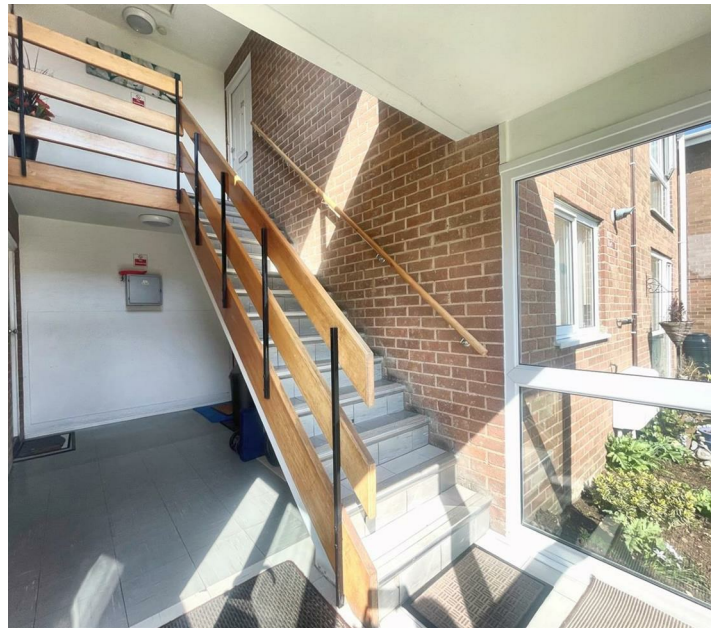
Communal gardens laid to lawn with flower and mature shrub borders.

### **Additional Information**

Approx. 959 years left on lease

Ground Rent £10.00 Per Annum

Monthly Service Charge £85.00







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

