



**Flat 2, 14 Whitney Crescent, Weston-Super-Mare, BS24 8ES**

## ***Offers In Excess Of £160,000***

- Modern First Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Great First Time Buy or Investment
- Two Allocated Parking Spaces
- Two Bedrooms
- Bathroom
- Gas Central Heating and Double Glazed
- EPC B



# Flat 2, 14 Whitney Crescent, Weston-Super-Mare BS24 8ES

Rachel J Homes is delighted to market this First Floor Apartment ideally situated on the popular development of Hayward Village and would make an ideal first home or investment. If you are looking for somewhere that close to shops, amenities and good access to transport links then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance Hall, Entrance Hall, Open Plan Lounge/Kitchen/Diner, Two Bedrooms, Bathroom, and Allocated Parking. Added benefits of this Apartment include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
B

Leasehold

Council Tax Band: A



**Communal Entrance**

Security entrance buzzer system, post boxes, stairs to all flats.

**Entrance Hallway**

Composite door into hallway, radiator, loft access, cupboard housing consumer units, security entrance phone, thermostat control, doors off;

**Open Plan Living**

**7.54 x 4.5 (24'8" x 14'9")**

UPVC double glazed full length window to rear, wooden floor, T.V.point, telephone point, range of wall and base units with work surface over and upstand tile, space for washing machine and fridge freezer, built in gas hob with extractor over and electric oven under, wall mounted boiler enclosed in cupboard, radiator.

**Bedroom 1**

**5.26 x 2.84 (17'3" x 9'3")**

UPVC double glazed full length window to rear, radiator.

**Bedroom 2**

**3.38 x 2.26 (11'1" x 7'4")**

UPVC double glazed window to rear, radiator.

**Bathroom**

Panel bath with hot water mixer shower over, pedestal wash hand basin, low level W/C, part tiled walls, heated towel rail.

**Allocated Parking**

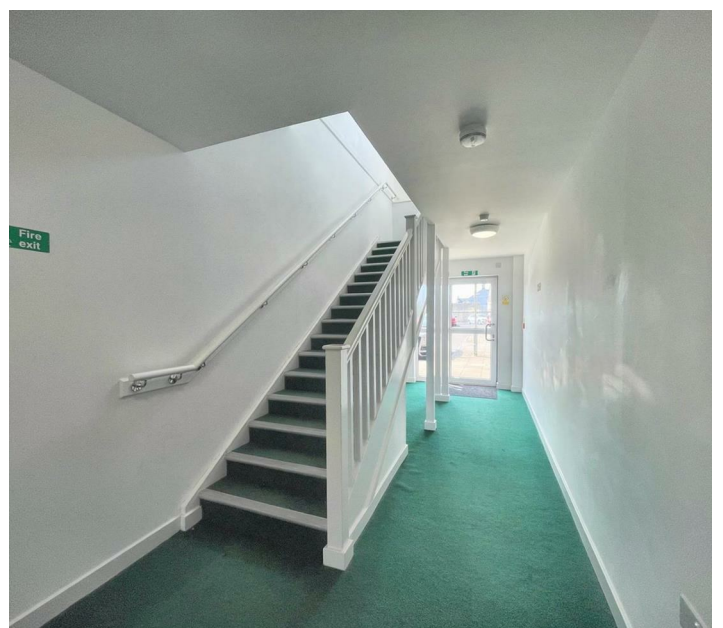
Two allocated parking spaces.

**Additional Information**

Property is Leasehold with 990 years remaining

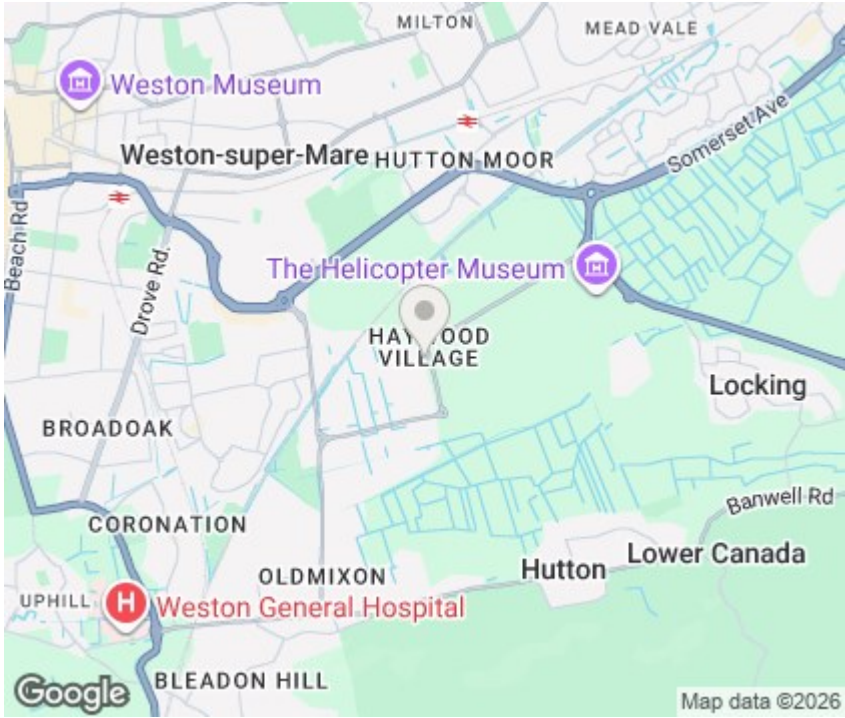
Management Fee is £1032.00 pa

Ground Rent £150 pa









## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

## First Floor

