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Harris & Lee

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Winscombe

OIEO £130,000

- * *First Floor Retirement Flat*
- * *2 Bedrooms*
- * *Ideal for Local Amenities*
- * *Communal Parking*
- * *Communal Gardens*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

Description

There is 'no onward chain' with this purpose built 2 bedroom first floor flat, situated in a lovely tucked away position in the popular village of Winscombe and yet ideal for local shops and amenities. Suitable for the 'over 55's', Dunster Court is a development of 1 and 2 bedroom apartments with attractive and well maintained communal gardens, communal parking and lift access to all floors. A resident estate manager is on hand to answer any queries and for peace of mind there is a 24 hour carelink system. There is a comfortably furnished residents lounge where regular coffee mornings are held, a great social room for parties and celebrations, by arrangement. A laundry room is available too at no extra cost to the residents. The double glazed accommodation includes an 18' living room, 11' kitchen with feature 'porthole' window and the shower room has been re-styled. The second bedroom of course could be utilised as a dining room, office or hobby room. A lovely, convenient place to retire.

Accommodation

Entrance

Communal entrance with intercom entry system. Lift or stair access to the first floor. Useful cupboard housing the fusebox offering additional storage facility. Door opening to

Entrance Hall

Excellent storage facility courtesy of a built-in cupboard with shelving, plus an additional built-in cupboard with slatted shelving. 'Chubb' entry system with emergency assistance. Electric heater.

Living Room 17' 11" x 10' 5" (5.46m x 3.17m) A good size reception room with wide double glazed window to front aspect enjoying a pleasant outlook over part of the communal grounds and gardens. Fireplace. Coved ceiling, TV point. 'Dimplex' electric heater. Sliding door through to

Kitchen 11' 1" x 5' 10" (3.38m x 1.78m) Fitted wall and base units with roll edge work surfaces, sink unit with tiling to splashbacks. Integrated oven and hob. 'Dimplex' electric heater. Space for 2 appliances. Feature 'porthole' style double glazed window.

Bedroom 1 11' 1" x 9' 7" (3.38m x 2.92m) minimum plus built-in double wardrobe with mirrored sliding doors. Further bedroom furniture to one wall comprising wardrobes, drawers and overhead cupboards. 'Dimplex' electric heater. Double glazed window to front aspect enjoying a pleasant outlook over part of the communal grounds and gardens.

Bedroom 2 11' 1" x 7' 2" (3.38m x 2.18m) reducing to 4'6". An L-shaped room with double glazed window to front aspect enjoying a pleasant outlook over part of the communal grounds and gardens. High level shelving to one wall.

Shower Room 6' 7" x 6' 0" (2.01m x 1.83m) A re-styled shower room comprising corner shower cubicle with 'Triton' shower over, wash hand basin with storage cabinets below and to the side. Close coupled WC. Light with shaver socket. Heated towel rail, extractor fan.



Outside

There are attractive and well maintained communal gardens for use of the residents, principally laid to lawn with shrubs and trees. Communal parking facility for residents and visitors, please note this is not allocated. Concealed communal bin storage.

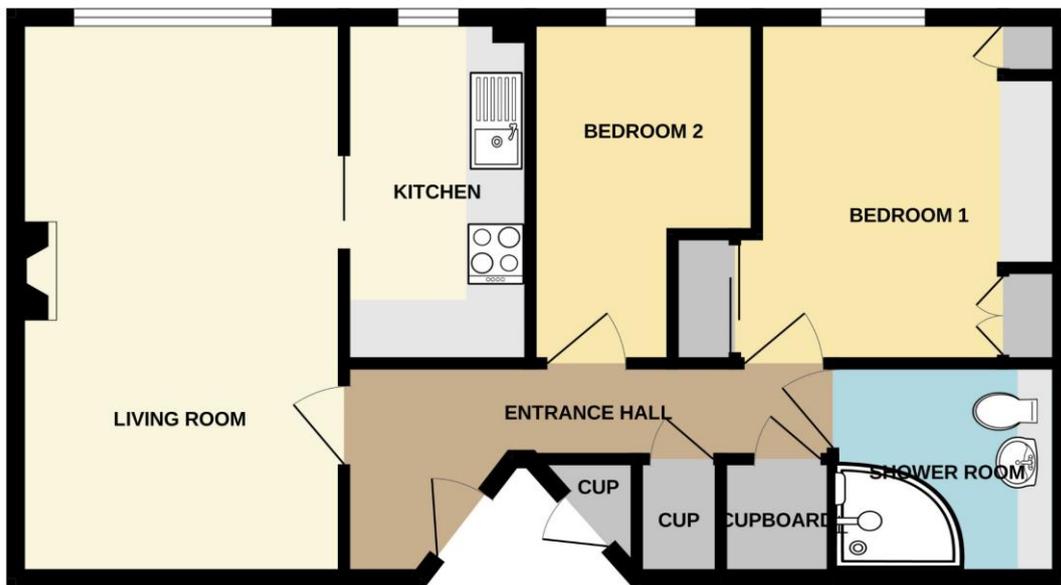
Tenure

Leasehold, 125 year lease from 10th July 1990. There is a monthly service charge of £269. Includes outside window cleaning. The location manager is on site 9-4pm Monday to Friday.

Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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	

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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