



Apartment 9 Rolls Lodge, 2a Paragon Road, Weston-super-Mare, North Somerset, BS23 2DA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£170,000

This superb one bedroom, second floor apartment is set within the beautifully converted Birnbeck Lodge Apartments site. The stunning and inspirational redevelopment is located in a prominent front line position on Weston's golden seafront, enjoying fresh sea breeze and glorious sunsets whilst overlooking Marine Lake and the Bristol Channel. Originally constructed in the late 19th century, this commanding Victorian building has been converted into twenty six luxury, one and two bedroom apartments, finished to a high specification and an exceptional 'turn key' standard. The apartments offer a unique combination of sea facing vistas, terraces and balconies, showcasing the magnificent uninterrupted coastal scenes. Apartment Nine Rolls Lodge briefly comprises a light and bright open plan main living area with a beautiful kitchen with quartz worktops, a contemporary bathroom, one bedroom and a useful storage / utility cupboard. The well positioned property is a stone's throw away from the seafront, beach, shops, restaurants, and Weston-super-Mare's town centre with local amenities close by. Excellent transport links are within reach including Junction 21 which provides easy access to the M5, and from there most major towns and cities. A mainline train station enables fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts. Built with local needs in mind, this exclusive collection of homes presents a wonderful opportunity for the first time buyer, downsizer, or could be a great spot for a second home or 'lock up and leave'. It goes without saying, viewing this outstanding property is highly recommended. EPC/SAP Rating TBA, Council Tax Band TBA.

- A superb, one bedroom, leasehold, second floor apartment
- Enjoying partial coastal views across Weston-super-Mare seafront and coastline beyond
- Light and bright, well appointed, open plan living areas
- Benefitting from solar PV panels
- Within reach of Weston-super-Mare's prolific seafront, beach and local amenities
- Recently developed and converted from a former period property, retaining some characterful features



Accommodation

Communal Entrance

An aluminium double glazed, communal entrance door with entry phone system, entrance area and stair flight rising to the second floor and Apartment Number Nine.

Hallway

Wood effect laminate vinyl tile flooring, doors to principal rooms, storage cupboard, electric heater, ceiling light.

Kitchen / Living Room

Steps leading down the main living / kitchen area, laminate vinyl tile flooring, two aluminium double glazed windows offering partial views. The kitchen area offers a range of well presented wall and floor units with quartz worktops and upstands over, four-ring induction 'Bosch' hob, oven under and extraction hood over, inset stainless steel sink, integrated dishwasher, fridge and freezer, two electric heaters, ceiling lights, ceiling spotlights.

Bathroom

Tiled flooring and part tiled walls, low level W/C, wash hand basin, panelled bath with shower and glass screen over, heated towel rail, mirrored wall light, extraction fan, ceiling spotlights.

Bedroom

An aluminium double glazed window, electric heater, ceiling light.

Storage Cupboard

A useful storage cupboard housing hot water tank, space for appliance, consumer unit and ceiling light. Included is a 'Bosch' washer dryer.

Tenure

Leasehold - New 999 year lease.

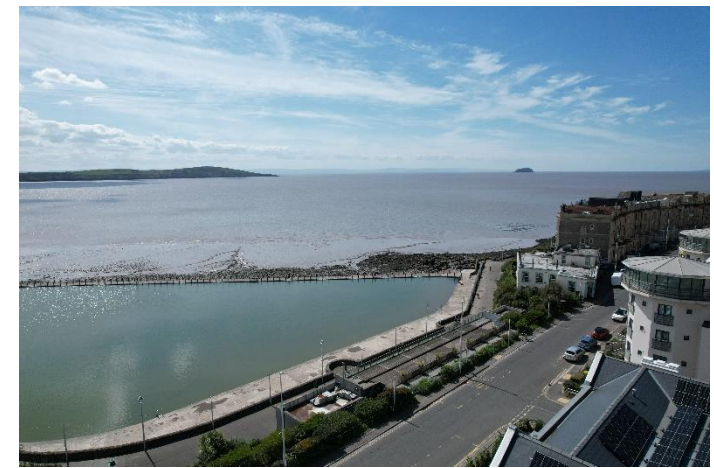
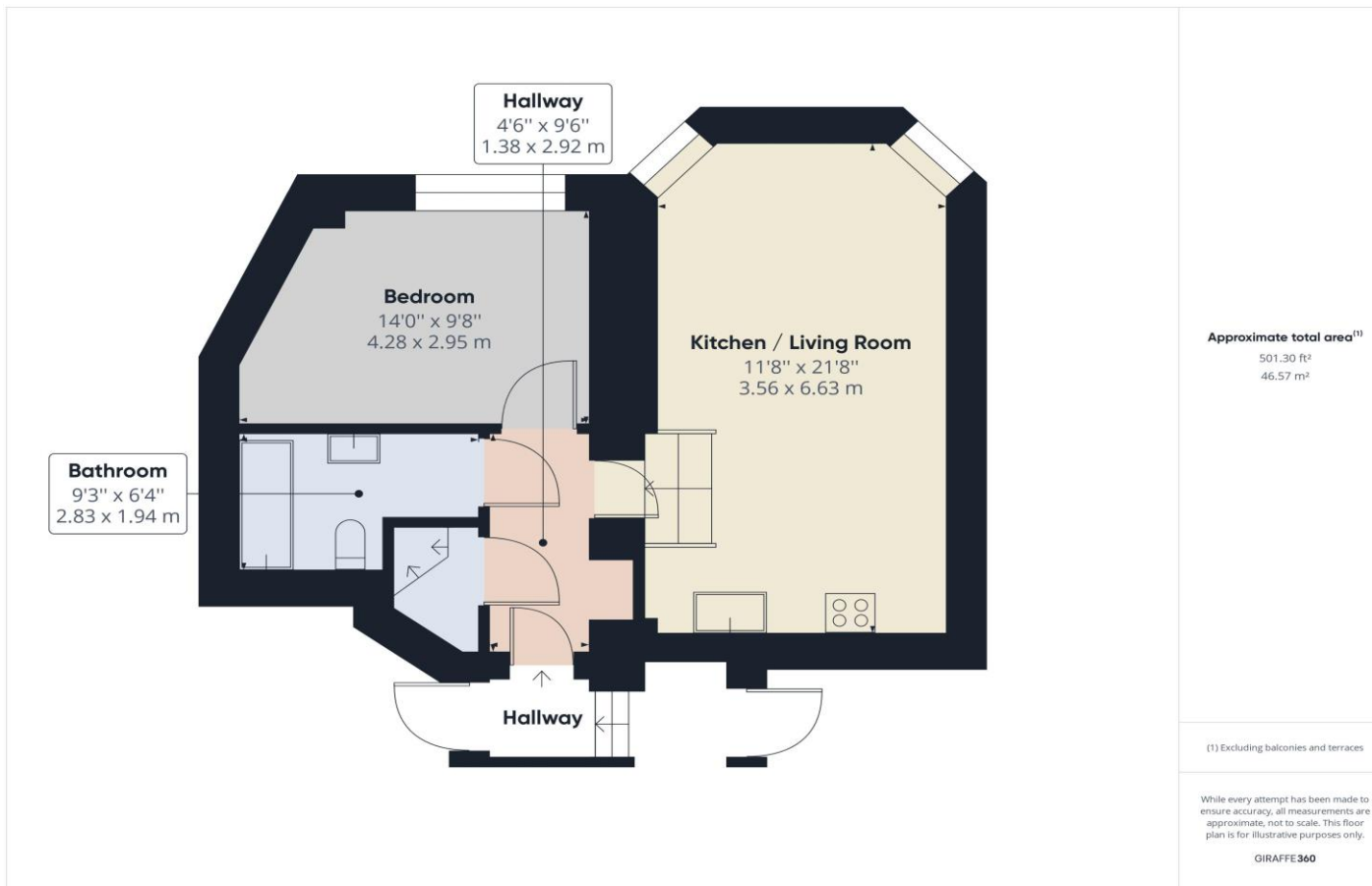
Services

Mains electricity, drainage and water.

Management Fees and Ground Rent

TBA.





Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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