



Flat 2, 3 Kew Road, Weston-super-Mare, North Somerset, BS23 2NP



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Flat 2, 3 Kew Road, Weston-super-Mare, North Somerset, BS23 2NP

£205,000

Step into this charming two-bedroom ground floor leasehold apartment, featuring allocated off-street parking and a private patio/garden area that enjoys superb South Westerly facing aspects. The property boasts character and charm with its delightful features, creating a warm and inviting atmosphere. Situated on Weston-super-Mare hillside, enjoy easy access to local amenities and the vibrant seafront, perfect for leisurely strolls or relaxing by the water's edge.

Homes nestled in Weston's hillside are most desirable and the area offers many attractive characteristics to prospective residents. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront, promenade and Weston woods are also close by. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities and the nearby bus service provides connection to most areas of the town and outlying districts.

EPC rating D56, council tax band B

- A delightful two bedroom, ground floor, leasehold apartment
- With allocated off street parking
- Private patio / garden area
- Superb South Westerly facing aspects
- Retaining characterful and charming features
- Well positioned on Weston-super-Mare hillside, within reach of local amenities and the prolific seafront



# Accommodation

## Communal Entrance

Communal entrance door, hallway and entry phone system leading to Apartment Number Two.

## Hallway

Consumer unit, wall light, door to living room.

## Living / Dining Room

An impressive light and bright living space with UPVC double glazed bay style window and timber panelling surround, two radiators, picture rail, intricate, coved ceiling, ceiling light, door to inner hallway.

## Inner Hallway

Doors to principal room, ceiling light, wood effect vinyl flooring.

## Bedroom One

An excellent double bedroom with UPVC double glazed bay style window and door to patio area, radiator, fitted cupboard, picture rail, ceiling light.

## Bedroom Two

UPVC double glazed window, two built-in storage cupboards, radiator, part sloping ceiling, ceiling light.

## Bathroom

Tile effect vinyl flooring, low-level WC, electric shower and shower screen over, wash hand basin and pedestal, part tiled walls, timber framed single glazed window, radiator, extraction fan, ceiling light.

## Kitchen

Wood effect vinyl flooring, a range of wall and floor units with worktops and tiled splashback over, four-burner gas hob with oven under and extraction hood over, stainless steel sink and drainer positioned under a UPVC double glazed window, breakfast bar feature, radiator, ceiling light, opening to rear utility area.

## Rear Utility Area

Wall mounted gas fired boiler, worktop providing space and plumbing for appliance, timber framed single glazed door to rear, ceiling light.

## Outside

### Parking

To the front of the property there is one allocated off-street parking space.

### Private Patio Area

Partly enclosed by low-level stonewalling, slab patio pathway and flower bed borders, a tremendous area to enjoy the South Westerley facing aspects.

### Please Note

There is also an area at the front of the driveway that is owned by the apartment laid to shrubs and hedging.

### Private Rear Garden Area

Mostly laid to slab patio and concrete, outside water supply.

### Storage Sheds

Two separate storage sheds providing valuable storage space with power supply and lighting.

### Tenure

Leasehold - 999 year lease from 1997.

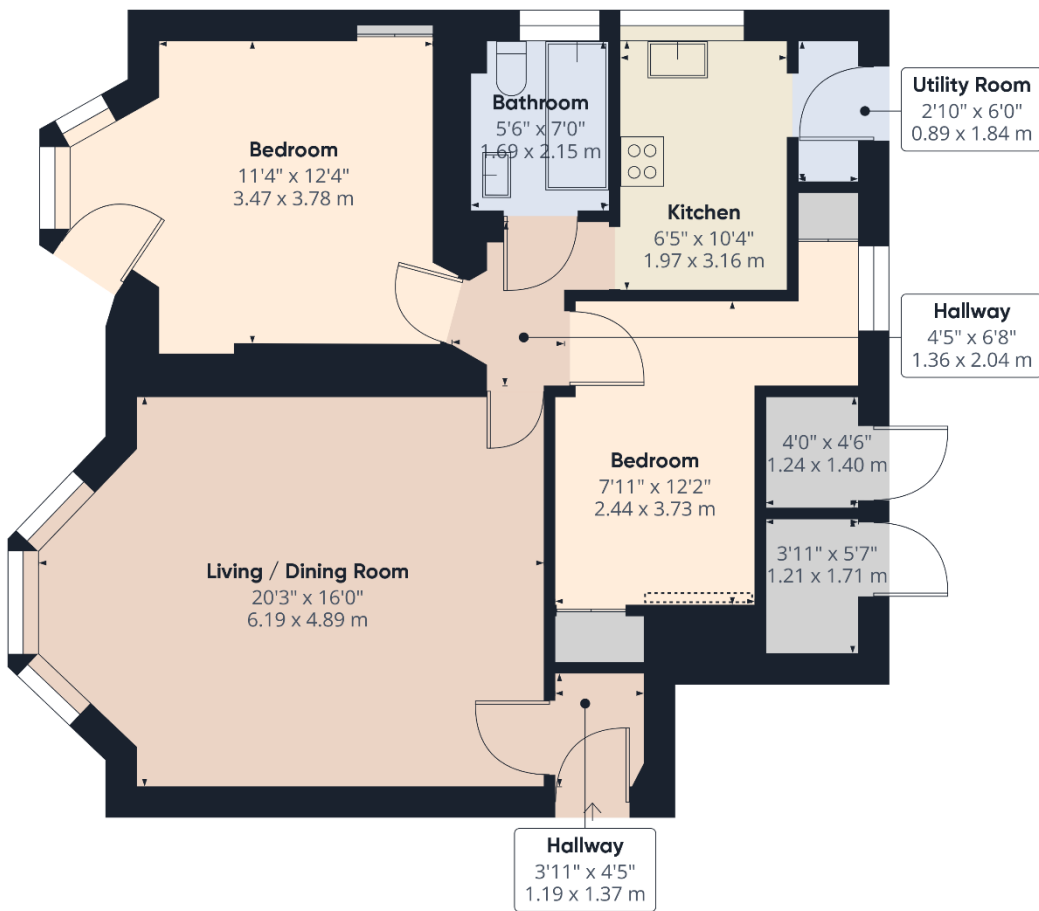
### Services

Mains electric, drainage, gas and water.

### Management Fees & Ground Rent

60 PCM





Approximate total area<sup>(1)</sup>  
820.54 ft<sup>2</sup>  
76.23 m<sup>2</sup>

Reduced headroom  
1.82 ft<sup>2</sup>  
0.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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