



Flat 32, 42 Rozel House Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## Flat 32, 42 Rozel House, Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BU

£215,000

This terrific, two bedroom, leasehold apartment with partial views over Marine Lake and the coastline beyond is situated within an iconic, purpose-built property on Weston-super-Mare's Seafront and has been recently redecorated and re-carpeted. The prestigious Rozel House enjoys a 'box seat' front line positioning on Weston-super-Mare's glorious seafront, just a stone's throw away from the beach and various local amenities including restaurants, cafes and shops. In addition to the stair way, the building benefits from lift access to the upper floors and off-street parking; one space allocated to Apartment 32. The property is well appointed throughout and briefly comprises a light and bright main living / dining area with a fantastic 'Juliet' balcony feature offering superb partial views over Marine Lake and the coastline beyond, an opening to the well-presented kitchen with a range of wall and floor units and integrated appliances, two good sized bedrooms and an attractive bathroom. In addition to all that this desirable apartment has to offer, it is being sold with the benefit of no onward chain. This property comes highly recommended by the agent and it truly boasts unique style in a unique location enjoying fresh sea breeze and all that Weston Seafront has to offer. The well positioned apartment 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 access to the M5, and from there to 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. EPC Rating tba, Council Tax Band E.

- A superb, two bedroom second floor, leasehold apartment
- Master bedroom with en-suite shower room
- Allocated off-street parking, within a secure communal car-park, operated by electric gates
- Pleasant outlook over Marine lake and sea front
- Sold with the benefit of no onward chain
- Light and bright main living area, with Juliette balcony features



# Accommodation

## Communal Entrance

A super communal entrance with lift access and stairs rising to the upper floors.

## Hallway

Doors to principal rooms, useful airing cupboard housing hot water tank and separate storage cupboard, ceiling lights.

## Bedroom One

Super double bedroom with aluminium double glazed patio doors and Juliet balcony feature, UPVC double glazed window, door to en-suite shower room, ceiling light.

## En-suite

A low-level W/C, wash hand basin over vanity unit, enclosed main fed shower, heated towel rail, extractor fan, ceiling spotlights.

## Bedroom Two

UPVC double glazed window, fitted wardrobes and cupboards, ceiling light.

## Bathroom

A low-level W/C, wash hand basin over vanity unit, panelled bath with shower attachment over, heated towel rail, extractor fan, ceiling spotlights.

## A light and bright open plan main living area

## Kitchen Area

Tiled flooring, a range of wall and floor units with worktops and tiled splash backs over. An inset one and a half bowl stainless steel sink and drainer, four ring electric hob with oven under and extraction hood over, integrated dishwasher and washing machine, space for fridge / freezer, opening into living area, ceiling spotlights.

## Living Area

A light and bright living / dining area with aluminium double glazed patio doors and Juliet balcony feature, UPVC double glazed windows, ceiling lights. A wonderful spot to enjoy the pleasant outlook.

**Please note - there is an electric, skirting heating system throughout the apartment.**

## Parking

To the side of the property, there is a set of electronically operated gates leading to a communal parking area with one allocated off-street parking space.

## Tenure

Leasehold

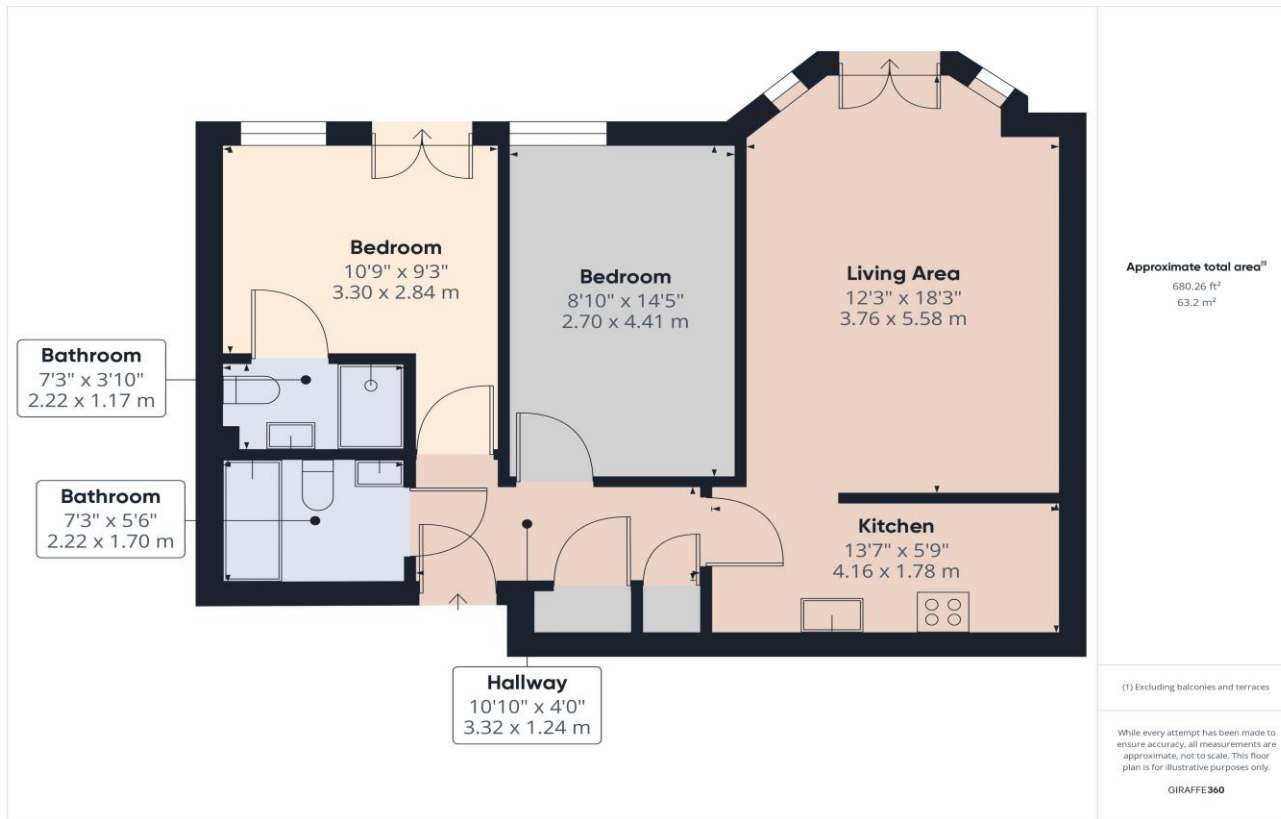
999 Years from 2004

Lancaster Brooks Property Management Ltd

## Services

Mains electric, water and drainage





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.

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