



Flat 20 Manilla Crescent, Weston-super-Mare, North Somerset, BS23 2BJ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£250,000

This spacious, contemporary, two-bedroom, apartment is located in a fantastic position, just a stone's throw away from the golden seafront and is the perfect property for the first time buyer or downsizer. The leasehold apartment comprises one bedroom with an ensuite shower room, one further bedroom, a superb kitchen/living/dining room, and a bathroom. Outside, located to the rear there is a covered allocated off-street parking space within an electronically operated, gated communal car park and lovely communal landscaped gardens. The channel 'sea breeze' and the super views from this fourth floor apartment make it a must view! The property offers the very latest in building standards and finish that can only be described as impressive. The apartment is just a short distance from the 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.

EPC Rating B86, Council Tax Band C.

- A superb two bedroom, top floor, leasehold apartment
- Lift access to the upper floors
- Well appointed and presented, the building was constructed circa 3/4 years ago and has been well cared for by the current vendors
- Offering commanding coastal views across Weston-super-Mare seafront and promenade
- Master bedroom with en-suite
- Light and bright main kitchen / living area



Accommodation

Communal Entrance

An impressive communal entrance area with an entry phone system, stair flight and lift access rising to the upper floors. On the second floor there is also access to the secure car park to the rear.

Hallway

Inviting entrance area with wood effect laminate, vinyl tile flooring throughout, doors to principal rooms, radiator, ceiling spotlights.

Utility cupboard

A useful utility style storage cupboard with worktop providing space and plumbing for appliances, wall mounted boiler and hot water tank, ceiling light.

Bathroom

With tiled flooring and walls, low-level W/C, panelled bath with shower attachment and glass screen over, wash hand basin, extractor fan, heated towel rail, ceiling spotlight.

Bedroom One

A commanding double bedroom with wood effect laminate vinyl tile flooring, useful built-in storage cupboard, aluminium double glazed window offering a pleasant outlook over rooftops and beyond, radiator, ceiling spotlights, door to en-suite shower room.

En-suite

A lovely shower room with tiled flooring and walls, low-level W/C, wash hand basin, enclosed mains fed shower, extractor fan, heated towel rail and ceiling spotlights.

Bedroom Two

Aluminium double glazed window offering pleasant outlook over rooftops and beyond, radiator, ceiling spotlight.

Kitchen / Living / Dining Room

A fantastic main kitchen / living and dining area with a range of well presented wall and floor units with worktops and up stands over. A four ring induction hob with extraction hood over, oven and grill, integrated fridge freezer and dishwasher, stainless steel sink and drainer positioned under a aluminium, double glazed window. Radiator and ceiling spotlights throughout. The living area offers dual aspect aluminium double glazed windows offering spectacular coastal views.

Rear Carpark

To the rear of the property is a communal car park accessed via an electric gate providing a secure setting. The property is sold with the benefit of one allocated undercroft off street parking space.

Heating

The property is heated by an air source heat pump system.

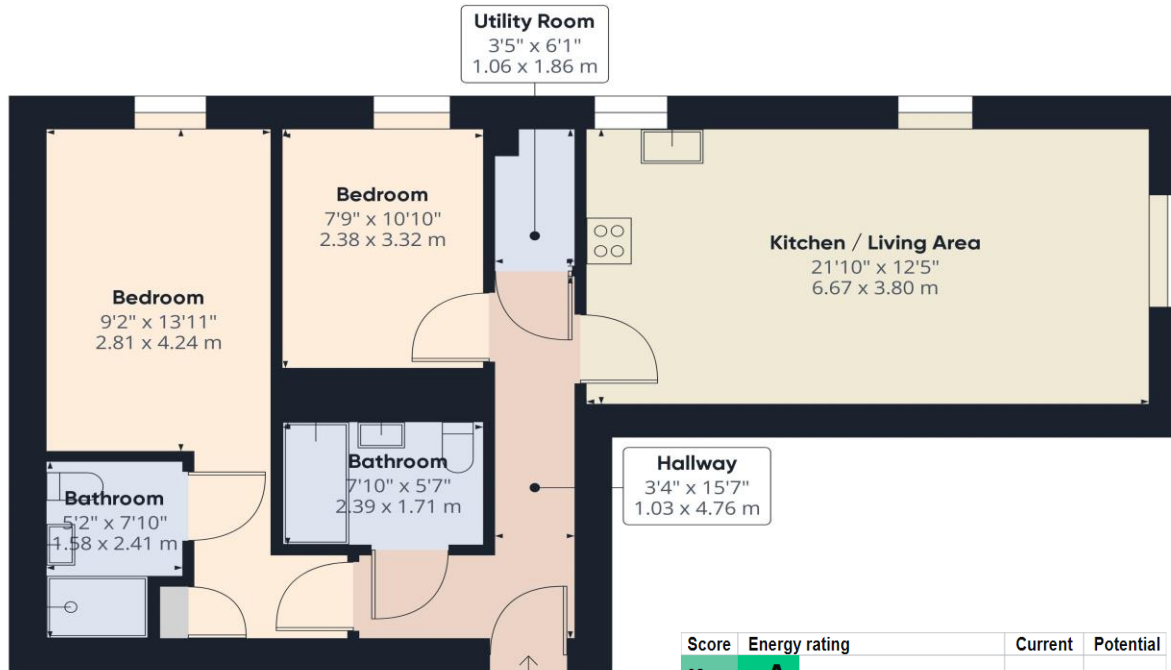
Tenure

Leasehold - 995 Years left on the lease.
Management fees - £1,208. 200 PA.

Services

Mains electric and water





Approximate total area⁽¹⁾
710.6 ft²
66.02 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

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



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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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