

Located on Montpelier, a popular elevated hillside position this two bedroom, leasehold, self-contained, first floor apartment boasts bright accommodation comprising; living room, kitchen, two bedrooms and bathroom. Residing in an older building this property benefits from character features including coved ceilings and sash windows and is well placed for access to Weston town centre with local shops and amenities and within reach of Weston Train Station and the M5, Junctions 21 and 22 for commuter links to Bristol and beyond. Additionally the property benefits from an allocated off street parking space under a car port and a 'lock up'/storage cupboard in a communal utility room with space for a bicycle and use of a communal dryer. A super property offering stunning views over Weston town and the coastline. EPC rating D61, Council Tax Band A.



- **Two bedroom, self-contained, leasehold, first floor apartment**
- **Allocated off street parking with a carport**
- **Privileged hillside location offering views over Weston town and coastline**
- **Located on Montpelier, a popular hillside location within reach of Weston town centre**
- **Older property retaining period features throughout**
- **Gas fired central heating**
- **EPC rating D61, Council Tax Band A**

ACCOMMODATION

Entrance

Exterior stair flight with metal railings rising to entrance door, timber door into hallway.

Hallway

Carpeted flooring, cupboard housing consumer unit, useful storage cupboard, built in storage cupboards, doors to rooms, two radiators, ceiling lights.

Living Room 16' 2" x 11' 7" (4.94m x 3.52m)

Wow! Carpeted flooring, gas fire place with stone surround, two timber framed single glazed sash windows (dual aspect) with timber panelling surround enjoying views of sea front, radiator, connection points for TV and communal satellite dish, coved ceiling and ceiling light.

Kitchen 11' 9" x 6' 0" (3.57m x 1.83m)(maximum)

Laminate 'tile effect' flooring, range of wall and floor units with roll edge worktops, integrated stainless steel sink and drainer, four ring electric hob and oven with extraction hood over, space for appliances, integrated fridge/freezer and drinks cooler, tiled splashbacks, timber framed single glazed window and internal window to living room, wall mounted gas fired 'Vaillant' boiler, ceiling spotlights.

Bedroom One 15' 9" x 6' 11" (4.79m x 2.12m)

Laminate flooring, timber framed single glazed sash window, radiator, useful built in storage cupboards, connection point for TV and communal satellite dish coved ceiling and ceiling light.

Bedroom Two 14' 2" x 9' 1" (4.31m x 2.76m)(maximum)

Carpeted flooring, timber framed single glazed window, useful built in wardrobes, radiator, coved ceiling, ceiling light.

Bathroom 8' 4" x 6' 0" (2.55m x 1.84m)(maximum)

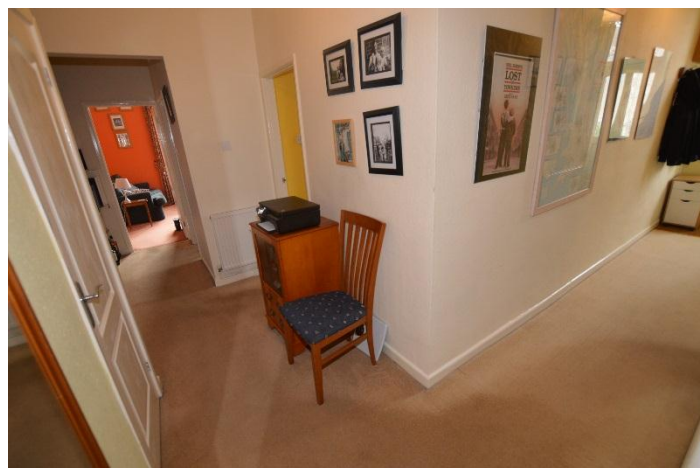
Laminate flooring, low level W/C, panelled bath with shower attachment and glass screen surround, wash hand basin in vanity unit, tiled walls and heated towel rail, extractor fan and ceiling spotlights.

Outside

Surrounding landscaped gardens, communal store room - located on Ground Floor. Each apartment has 'lock-up' storage and use of communal dryer.

Carport

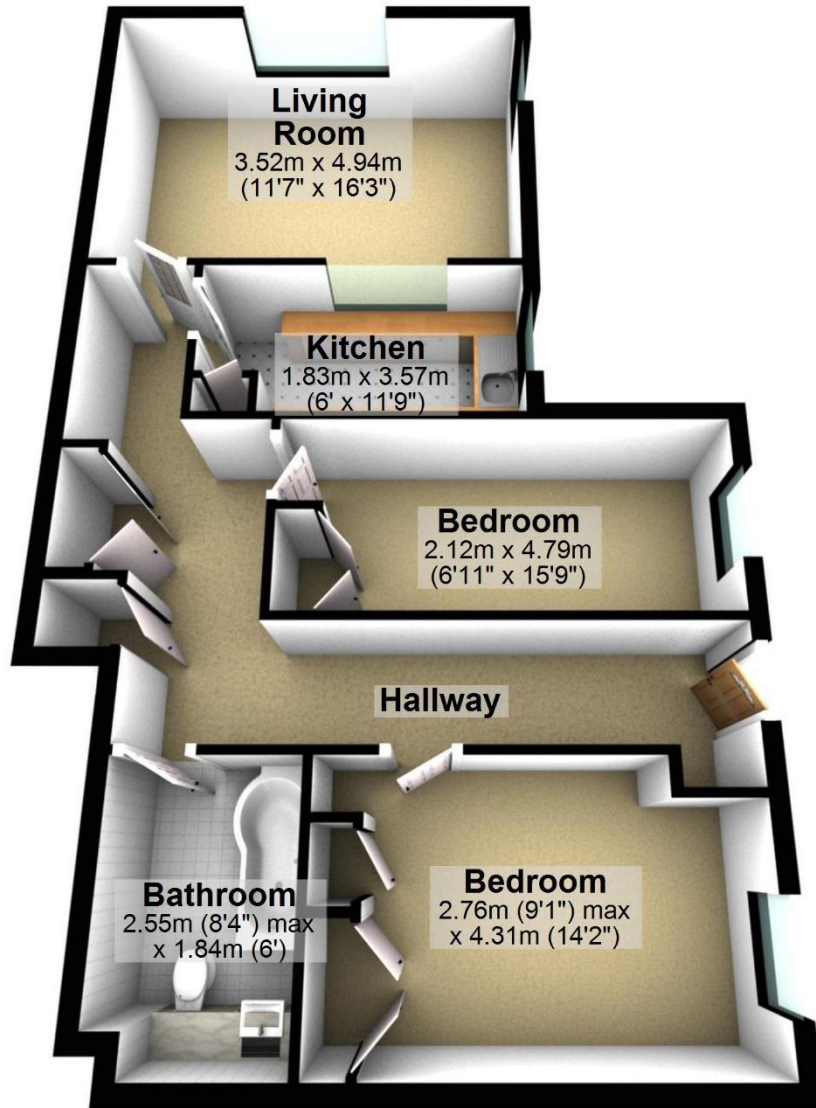
Located at rear of Muncroft Court.



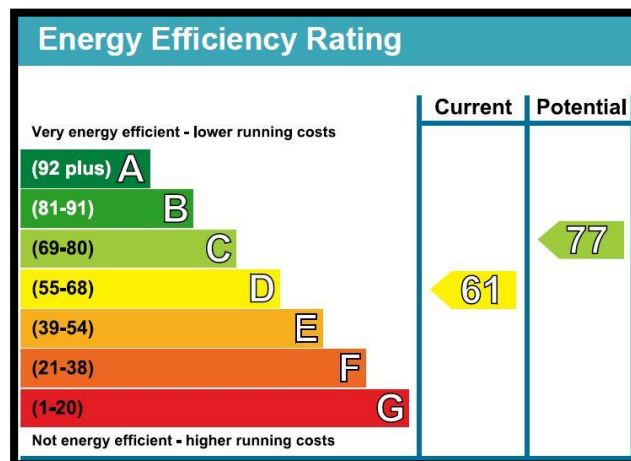


First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 sq. feet)



MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.