

AVERY ESTATE AGENTS

MATCHING PEOPLE WITH PROPERTY



21 Royal Sands, Weston-s-Mare, N Somerset, BS23 4NH

£350,000



Avery's View

A large, well presented 2 bedroom top floor flat with lift access located in the very popular Royal Sands; a gated community situated directly on the beach front and next door to Weston Golf Club. The views are absolutely unbeatable and span across the entire seafront looking across the Bristol Channel and over to Wales, and can be seen from the lounge, the kitchen and a bedroom, so whether you're relaxing, cooking, or just waking up, you can appreciate the lovely sea views.

The property benefits from a large lounge/diner, a kitchen, 2 double bedrooms (1 with an en-suite shower room) and a bathroom. There is also the added benefit of an allocated parking space in the undercover car park and visitor parking available outside the property. Royal Sands properties are very popular so an early viewing is advised to secure the opportunity to purchase this lovely home.

Star Features

- Beachfront Position
- Top Floor Flat with Lift Access
- 2 Double Bedrooms (1 En-Suite)
- Allocated Undercover Parking Space
- Code Gated Development



- Unobstructed Sea Views
- EPC Rating C | Council Tax Band E

Location

Weston-Super-Mare - The wide sweep of Weston Bay offers miles of sandy beach and a level promenade with the iconic Grand Pier taking centre stage. There are an abundance of shops, cafes and entertainment venues to visit and a lovely coastline and countryside to explore, with Cheddar, Glastonbury, Wells, Bristol, Bath and the Mendip and Quantock Hills all within easy reach.

Gas Central Heating

(Untested by agent).

Tenure

We are advised that the property is Leasehold. The Lease is for a term of 199 Years dated from 01.07.1999 with a balance of 177 years remaining. There is a Management Company, Western Sands (New Block) Management Company Limited in place and the service charge are currently £2623.60 per annum.

Terms of Lease confirm there are no age restrictions for the properties, they can be sub let and animals are allowed.





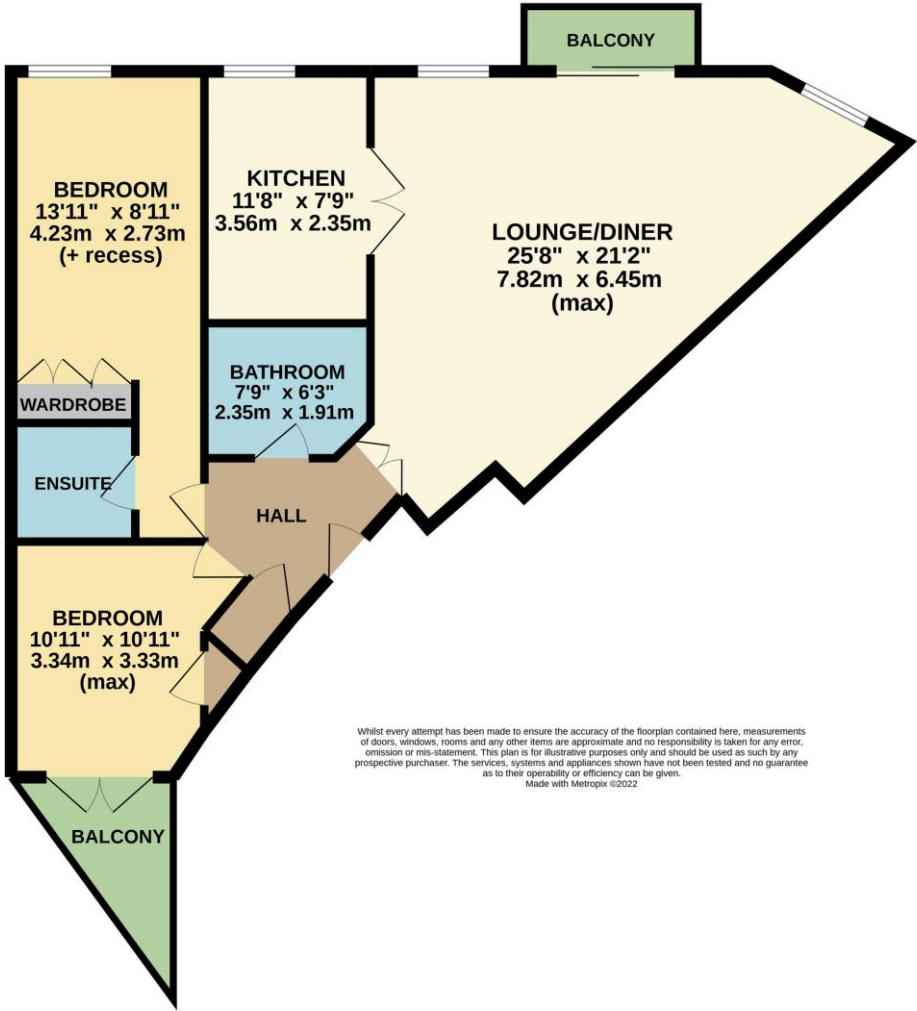
Please Note: If you are considering booking an appointment to view this property, especially if you are travelling any distance, we would like to bring to your attention:

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Avery have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Avery is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Avery Estate Agents to use as a guide only and cannot be relied upon. Avery assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR



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