



**44, ROYAL SANDS, BEACH ROAD,
WESTON-SUPER-MARE, BS23 4NH**
£349,000

Located in this highly sought after gated development on Weston Sea Front. The property lies within a conservation Area approximately 1 mile from the High Street and is well placed for a wide range of shopping, transport and leisure facilities. The development has large Communal Gardens with sea views.

A well presented Ground Floor Apartment with a large enclosed garden and views to Weston Bay. The property has 2 Bedrooms (1 En Suite), gas central heating, double glazing and a covered parking space.

Accommodation:

(with approximate measurements)

Entrance:

Front door with secure entry system to Communal Hall. Door to:-

Hall:

Radiator. Meter cupboard. Entry phone.

Lounge/Diner:

25' x 24' max (7.62m x 7.32m max)
Fire surround with electric fire. 3 radiators. TV point.
Sliding patio doors to Garden. Double doors to:-

Kitchen:

11'7 x 7'9 (3.53m x 2.36m)
Fitted with a range of wall and base units with marble worksurfaces over. Inset 1.5 bowl single drainer sink unit. Fitted double oven with hob and extractor hood over. Integrated refrigerator, freezer, dishwasher and washing machine. Tiled splashback. 'Vaillant' gas fired boiler providing central heating and hot water.

Bedroom 1:

22' x 9' overall (6.71m x 2.74m overall)
Bay window. Fitted wardrobes and overbed cupboards. Radiator. TV point. Door to:-

En Suite:

Corner cubicle with 'Mira' shower unit. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor. Shaver light/socket.

Bedroom 2:

11' x 8'6 max (3.35m x 2.59m max)
Fitted wardrobe. Radiator. Airing cupboard with radiator. Fitted desk.

Bathroom:

Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor. Shaver light/socket.

Outside:

Private Garden enclosed by wall and fencing laid to slate chippings and flower beds. Patio. Covered Parking Space. Large, well maintained Communal Gardens including a large Terrace with views over Weston Bay. Store cupboard in neighbouring block.

Tenure:

Leasehold for an original term of 125 years from 1st January 1999, subject to a £1 Annual Ground Rent.

Service Charge:

£2,809.00 per annum at the time of inspection.

Council Tax:

Band E

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

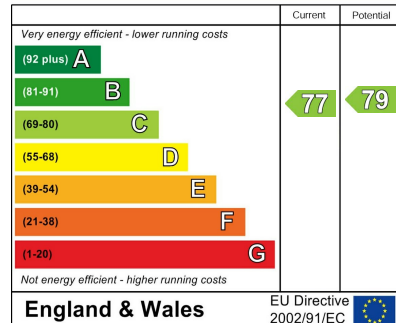
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



