



**705 CARLTON MANSIONS, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1NJ**

£325,000

Occupying a superb Sea Front position with extensive views over Weston Bay and beyond. The property is well placed for the High Street, Railway Station and other amenities.

A 3 Bedroom Purpose Built 7th (top) Floor Apartment in this gated block with spacious and flexible accommodation including a full width enclosed Sun Terrace with extensive views. The property has double glazing, night storage heating and two parking spaces. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door with secure entry system to Communal Hall with 2 lifts and internal staircase to Upper Floors. Door to:-

Hall:

Night storage heater. Telephone point. Airing cupboard. Entry phone.

Lounge:

21' x 12'4 (6.40m x 3.76m)
2 night storage heaters. TV points. Sliding patio doors to:-

Enclosed Sun Terrace

47' x 6'2 (14.33m x 1.88m)
Extensive views over Weston Bay and beyond.

Dining Room:

14'10 x 10'9 (4.52m x 3.28m)
Night storage heater. Opening into:-

Study/Snug:

11'5 x 7'5 (3.48m x 2.26m)
TV and telephone points. Sliding patio doors to Sun Terrace.

Kitchen:

12' x 8' (3.66m x 2.44m)
Range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and hob. Plumbing for a washing machine. Tiled splashback. Extractor fan.

Bedroom 1:

12'7 x 11'5 (3.84m x 3.48m)
Night storage heater. Door to:-

En Suite:

Separate cubicle with 'Mira' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor fan. Linen cupboard.

Bedroom 2:

14'10 x 10'9 (4.52m x 3.28m)
Night storage heater. Fitted wardrobe.

Bedroom 3/Study:

8'9 x 6' (2.67m x 1.83m)

Bathroom:

Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor fan.

Outside:

Gated access to 2 covered Parking Spaces. Visitors' parking. Area of Communal Garden.

Tenure:

Leasehold for an original term of 999 years from 1st December 1990

Service Charge:

£3,132.00 per annum at the time of inspection.

Council Tax:

Band F

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

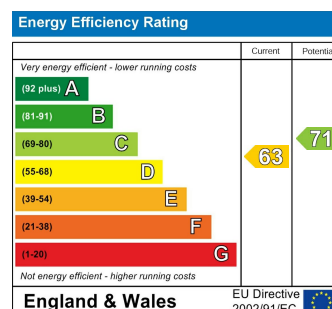
Data Protection:

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

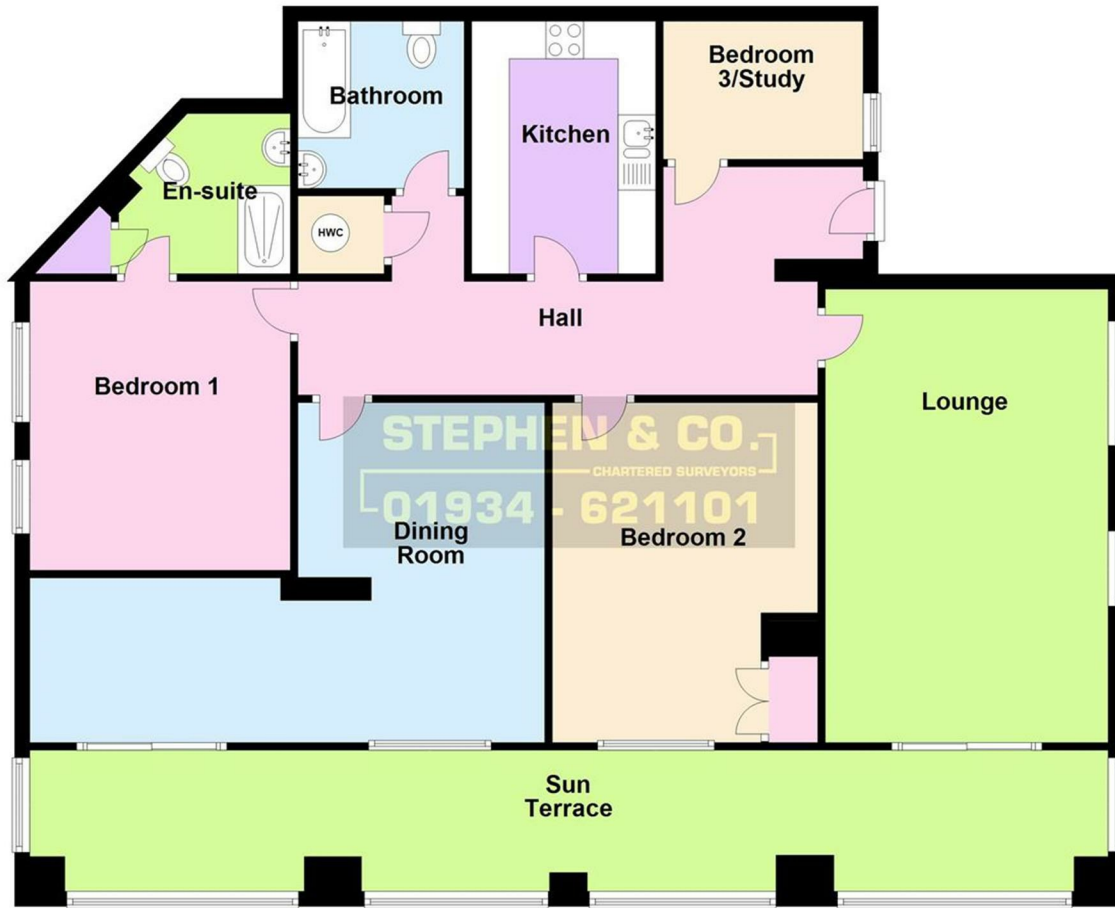
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



Seventh Floor

Approx. 147.7 sq. metres (1590.0 sq. feet)



Total area: approx. 147.7 sq. metres (1590.0 sq. feet)

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.



