



**4, THE VIEWCECIL ROAD,
WESTON-SUPER-MARE, BS23 2EB**
£295,000

A beautifully presented First Floor Purpose Built Apartment located in this sought after elevated position above the Town Centre and Sea Front.

The property is accessed via a lift or internal staircase and includes 2 Bedrooms (1 En Suite), a lovely open plan living area with a refitted Kitchen and Balcony off, gas central heating, double glazing, solar panels contributing towards cost of hot water, parking space and store room.

An internal inspection is highly recommended.

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system to Lower Ground Floor Communal Hall with lift to upper floors. Internal staircase from Upper Ground Floor level at rear. Secure Storeroom 9' x 5' (2.74m x 1.52m) off Communal Hall with power and light. Door to:-

Hall:
Radiator. Airing cupboard. Entry phone.

Lounge/Diner:
21'10 x 14'9 max (6.65m x 4.50m max)
Radiators. TV and telephone points. Double glazed french doors to Balcony with views over the Town towards Weston Bay. Opening into:-

Kitchen:
9'10 x 9'5 (3.00m x 2.87m)
Refitted with a range of wall and base units with worksurfaces and matching splashbacks over. Inet 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 5-ring hob with extractor hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:
15'6 x 10'3 max (4.72m x 3.12m max)
Fitted double wardrobe. Radiator. Door to:-

En Suite:
Corner shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor. Shaver point.

Bedroom 2:
11'6 x 11'2 (3.51m x 3.40m)
Fitted double wardrobe. Radiator. TV and telephone points.

Bathroom:
Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:
Designated parking space. Visitors' parking. Communal gardens and bin store.

Tenure:
Leasehold for an original term of 150 years from 1st April 2010, subject to a £200 Annual Ground Rent.

Service Charge:
£1,336.18 per 1/2 year

Council Tax:
Band D.

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

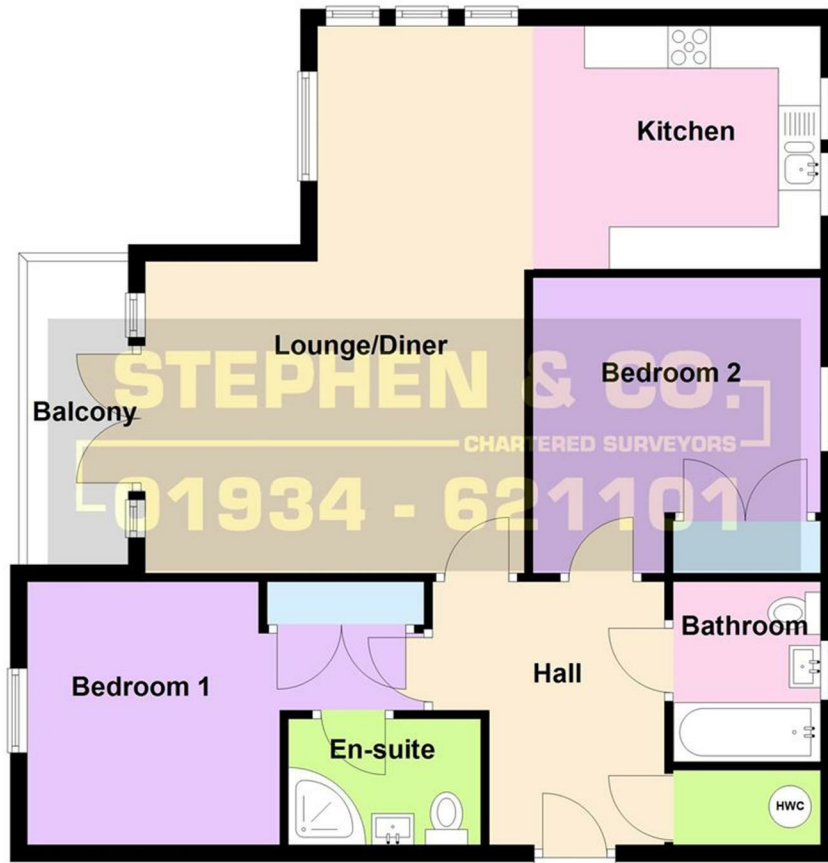
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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	85	85
(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	

First Floor

Approx. 76.2 sq. metres (820.5 sq. feet)



Total area: approx. 76.2 sq. metres (820.5 sq. feet)

Floor plans are for illustrative purposes only and are 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.



