



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

CARLTON MANSIONS, BEACH ROAD, WESTON SUPER MARE, BS23 1NJ



- 6th Floor Apartment
- Two Double Bedrooms
- Lounge and Dining Room
- Kitchen
- Shower Room and Separate W/C
- Allocated Parking
- EPC C
- No Chain

£210,000

Rachel J Homes is delighted to market this 6th Floor Apartment ideally situated in Carlton Mansions on the Sea Front, giving easy access to the Promenade, Town Centre, Transport Links and Amenities. If you are looking for home that you can put your own stamp on, make sure this is on your list to view. The good sized accommodation briefly comprises of Communal Entrance Hall with Lift and Stair Access to all floors, Entrance Hall, Lounge with Balcony, Dining Room, Kitchen, Two Double Bedrooms, Shower Room, Separate WC, and Allocated Parking Space. Added benefits of this home include double glazing, electric heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



Communal Entrance

Security entrance buzzer system, lift and stair access to all floors.

Entrance Hall

Wooden entrance door, consumer unit, storage cupboard, night storage heater, security entrance phone, doors off.



Lounge 23' 4" by 10' 8" (7m 12cm by 3m 24cm)

UPVC Double glazed window to rear, patio door and full length windows to rear balcony, TV point, telephone point, two night storage heaters, arch through to;



Dining Room 10' 2" by 7' 7" (3m 10cm by 2m 32cm)

UPVC Double glazed window to side, night storage heater, door into Inner Hallway.



Kitchen 12' 3" by 9' 8" (3m 73cm by 2m 94cm)

UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over, eye level electric oven, integrated washing machine, stainless steel sink and drainer, space for fridge freezer.

Bedroom One 14' 1" by 10' 11" (4m 28cm by 3m 32cm)

UPVC Double glazed window to rear, built in wardrobes, night storage heater.



Bedroom Two 13' 8" by 10' 2" (4m 16cm by 3m 9cm)

UPVC Double glazed window to side, built in wardrobes and drawers.

Shower Room 7' 7" by 6' 11" (2m 31cm by 2m 11cm)

Low level W/C, wash hand basin set into vanity unit, double cubicle with hot water mixer shower, storage cupboard housing water tank, wall mounted heater, fully tiled walls, extractor.

Separate WC

Low level W/C, wash hand basin, fully tiled walls, extractor.

Outside

Allocated parking space for one car, access is gated with security entry system, pedestrian access gates to front and rear of complex.

Council Tax Band E - £2676.49 Per Annum Approx

Maintenance £2604.00 Per Annum - £217.00 Per Month

Includes maintenance of all communal areas and exterior of the buildings, on duty porters, building insurance and lift maintenance.

Pets not allowed

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes 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 Rachel J Homes 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 Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes 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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

