



16 BEACH COURT BEACH ROAD

Weston-Super-Mare, BS23 1BD

Price £235,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE & NO CHAIN! * Situated on the doorstep of Weston sea front resides this spacious two double bedroom flat in the popular residential building of Beach Court. With lift access and comprising in brief, entrance hall with storage, large living room with balcony and separate kitchen. In addition, there are two double bedrooms and an accessible bath/shower room. Benefitting an allocated parking space and communal visitor spaces. The property is also well positioned for access to the town centre with shops, railway line and other transport links. We highly recommend a viewing to appreciate what this property has to offer.

Situation

0.9 miles - The Boulevard
 0.4 miles - Weston Train Station
 70 meters - Weston-super-Mare Sea Front
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
 Tenure: Leasehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance

Via secure entry phone system, with lift access and stairs rising to all levels.

Hallway

Wall mounted fuse box, airing cupboard housing the updated instant hot water electric heater, wall mounted entry phone system, electric storage heater and doors to;

Living Room

18'0" × 15'1" (5.49m × 4.60m)

A fantastic light and airy lounge with dual aspect uPVC double glazed window to rear and sliding door opening to the balcony which boasts views over the Ellenborough park and glimpses of the sea front. The living room has a feature electric fireplace, electric storage heater, television and telephone point.

Kitchen

12'9" × 6'5" (3.89m × 1.96m)

uPVC double glazed window to side, the kitchen comprises a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, inset electric oven with electric hob and extractor over, space for fridge/freezer and tumble dryer, plumbing for washing machine and slimline dishwasher.

Bedroom One

11'11" × 9'4" (3.63m × 2.84m)

uPVC double glazed window to side, generous amount of built-in wardrobes and electric storage heater.

Bedroom Two

9'8" × 8'11" (2.95m × 2.72m)

uPVC double glazed window to side and electric storage heater.

Shower Room

7'10" × 6'5" (2.39m × 1.96m)

White suite comprising low level WC, hand wash basin with mixer tap over and accessible walk-in bath with shower over, tiled walls, extractor and built-in storage cupboard.

Allocated Parking

This flat benefits from an allocated parking space.

Leasehold Information

We have been advised that there is the remainder of a 999 year lease which commenced in 1971. There is a service charge of £960.00 per 6 months, charged bi-annually in March and September. There is no ground rent payable.

Material Information

We have been advised the following;

Electricity- Mains

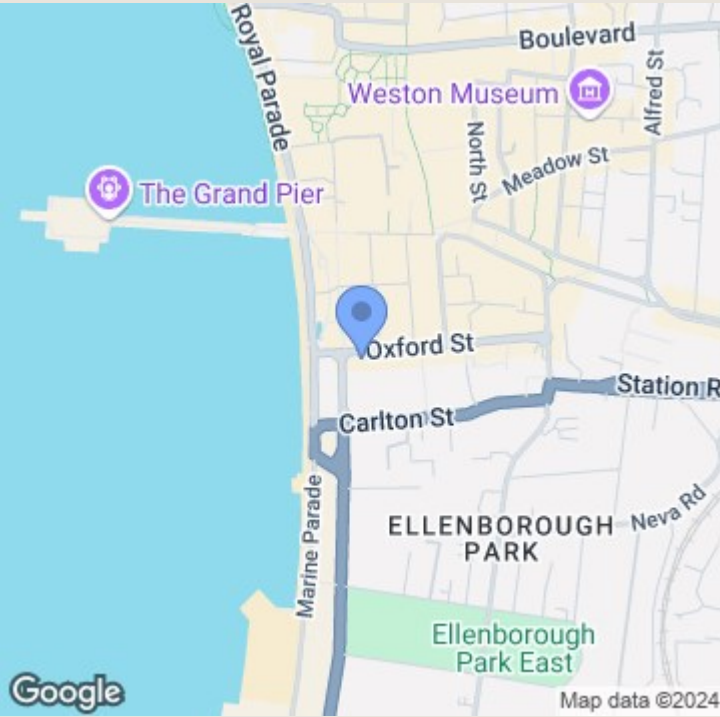
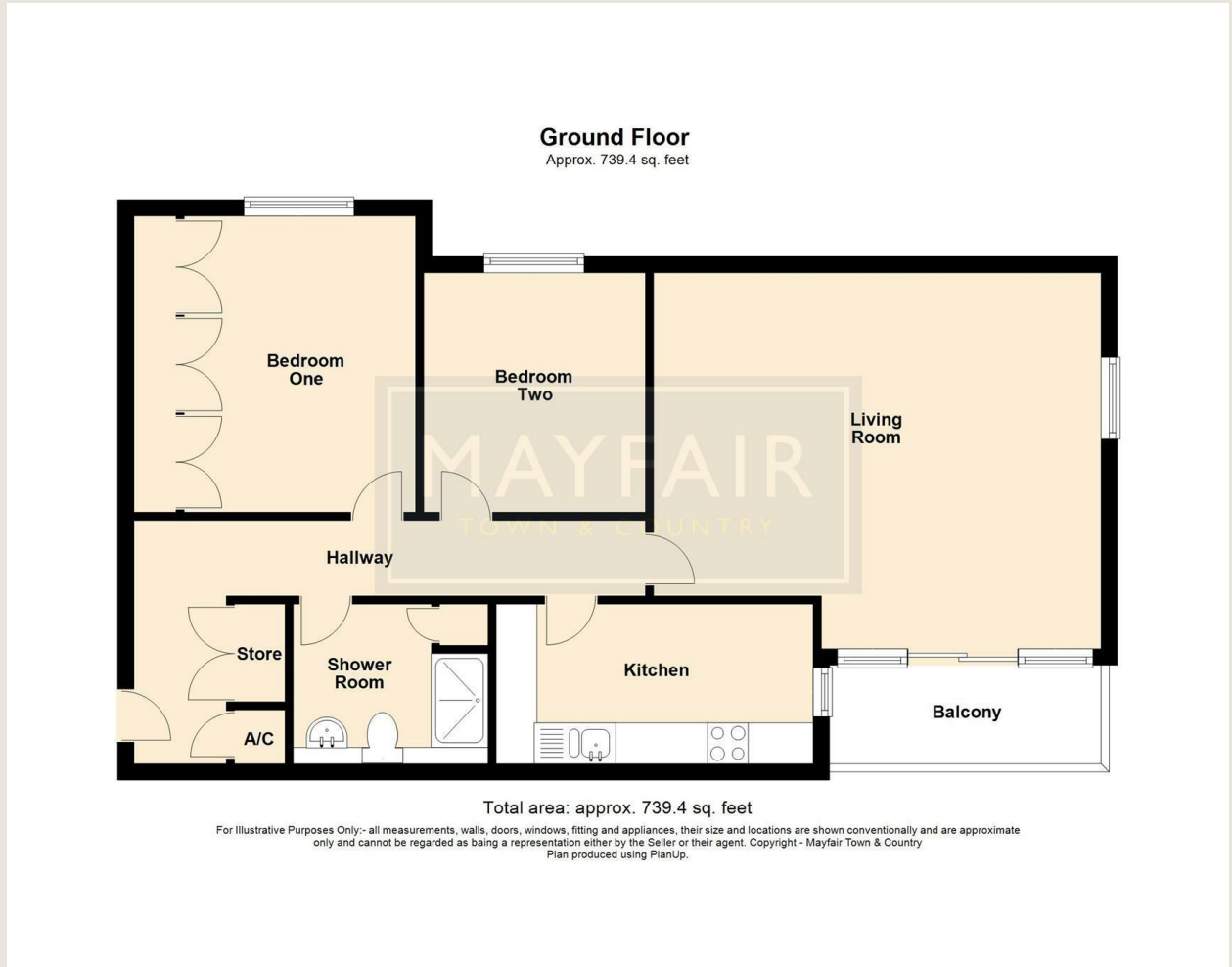
Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

Agent Note- In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The seller of this property is related to an employee of Mayfair Town & Country.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
- 3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

