



## FLAT 3 ELMSWOOD 34 MONTPELIER

Weston-Super-Mare, BS23 2RJ

Price £187,500

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

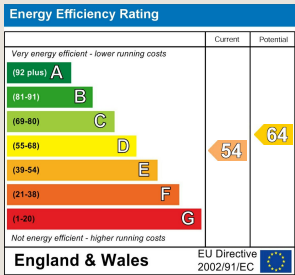
\* NO CHAIN & GARAGE \* Mayfair Town & Country are thrilled to welcome to the market this charming Victorian first floor flat with views towards the sea front. Located in an elevated position on Weston's hillside, away from the hustle and bustle but only a stone's throw from convenient amenities and transport links. Comprising in brief, hallway, 16ft x 16ft living room, cottage style kitchen, two double bedrooms and well appointed bathroom. Externally the property benefits from a garage and use of communal parking and gardens. Don't miss out on the opportunity to own a piece of Victorian charm, call us today to arrange a viewing.

## Situation

- 0.14 miles - The Boulevard
  - 0.57 miles - Weston Sea Front
  - 0.35 miles - Tesco Supermarket
  - 0.42 miles - Weston Train Station
  - 3.27 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council   Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: E



# PROPERTY DESCRIPTION

## Communal Entrance

Communal front doors with intercom system open into the hallway, stairs rising to the first floor landing and internal front door to;

## Hallway

Intercom system, 'PIV' ventilation unit, consumer unit, fire alarm, coved ceiling and doors to;

## Living Room

16'6" x 16'4" (5.03m x 4.98m)

Dual aspect sash windows to side and front with views towards the sea front, high ceilings with coving, fireplace surround with tiled recess, thermostat controls, two radiators, television point and laminate flooring.

## Kitchen

13'2" x 8'2" max (4.01m x 2.49m max)

Sash window to side, a lovely country style kitchen comprising a range of eye and base level units with solid wood worktops over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, inset electric double oven with electric hob and extractor over, space for fridge/freezer, plumbing for washing machine and slimline dishwasher, wall mounted gas central heating combination boiler, radiator and laminate flooring.

## Bedroom One

16'9" x 9'11" max (5.11m x 3.02m max)

Dual aspect with sash windows to front and side, high ceilings with coving and radiator.

## Bedroom Two

13'2" x 8'2" max (4.01m x 2.49m max)

Sash window to front, high ceilings with coving and radiator.

## Bathroom

16'3" x 5'7" max (4.95m x 1.70m max)

Obscure Sash window to side, white suite comprising low level W/C, hand

wash basin with taps over and tiled surround, panelled bath with mains taps, rainfall shower over and separate handheld showerhead, tiled surround, radiator, laminate flooring and small ceiling storage area.

## Garage

Located to the rear of the building with an up and over door to the front.

## Resident Parking

Located to the front of the building are a couple of resident parking spaces, available on a first come, first serve basis.

## Communal Gardens

The property also benefits from the use of the communal gardens to the front and sides of the property, all maintained by the management company.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced in 1985. There is an annual ground rent of £15 and maintenance charge of £960 which includes the building insurance and upkeep of any internal and external communal areas.

## Material Information

We have been advised the following;

Gas- Mains

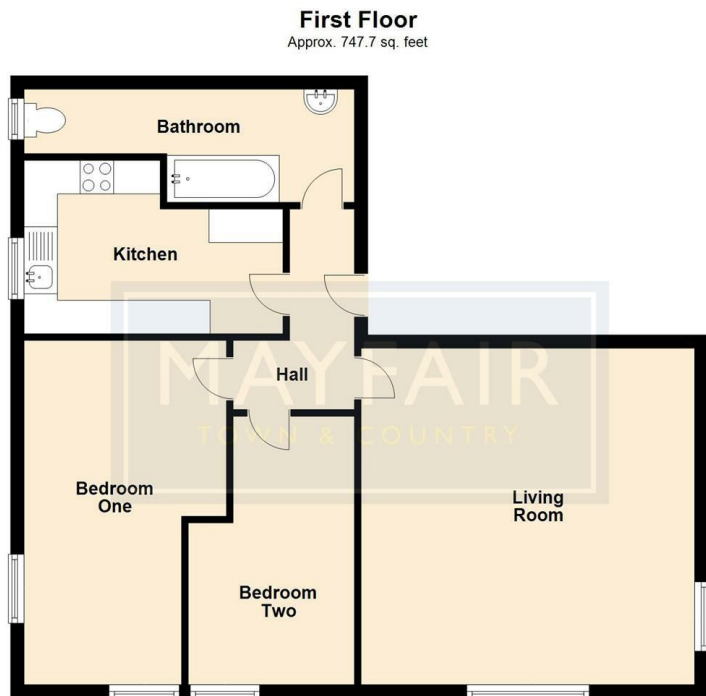
Electricity- Mains

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](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

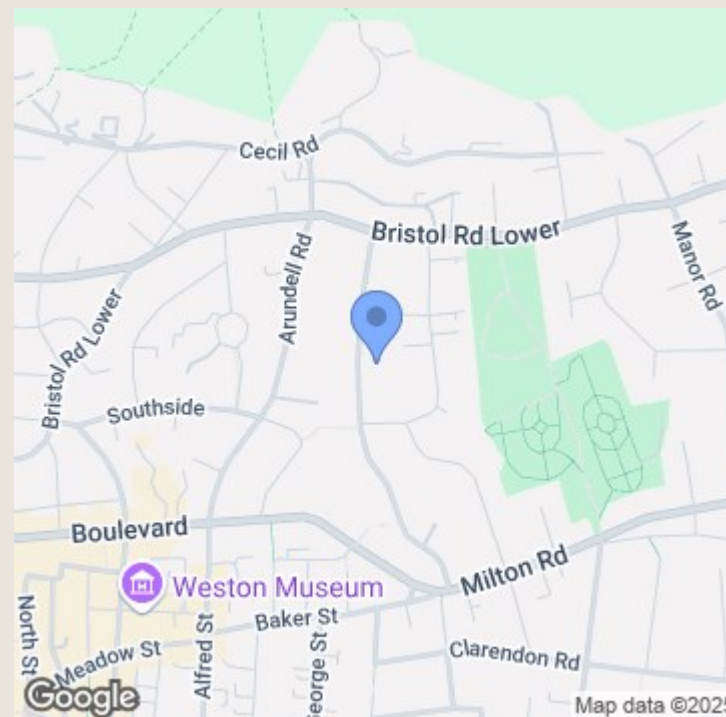
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

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](https://map.n-somerset.gov.uk/DandE.html).



Total area: approx. 747.7 sq. feet

For Illustrative Purposes Only - all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country  
Plan produced using PlanUp.



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

**01934 515153**

[worle@mayfairproperties.net](mailto: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

