



BIRNBECK ROAD, WESTON-SUPER- ASKING PRICE OF £250,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- PRIME DEVELOPMENT
- EN-SUITE SHOWER
- FITTED KITCHEN
- TWO BEDROOMS
- SECURE PARKING
- VIEWS OVER THE CHANNEL

BIRNBECK ROAD, WESTON-SUPER-



ROZEL HOUSE

Rozel House is an exclusive development built by Barrett Homes and occupying a prestigious sea front location over looking the Bristol Channel. This first floor apartment is now vacant and available with no ongoing concern. It comprises two double bedrooms, one with en-suite shower room and a separate bathroom. There is a feature lounge with three Juliette balconies over looking the coast. A well fitted kitchen with fitted appliances completes the scene. Outside there is gated parking for one car.

ENTRANCE HALL

With built in stone cupboard and an airing cupboard with water tank. Entry phone.

ELEGANT LOUNGE

21' 8" x 15' 5" (6.6m x 4.7m) A distinctive semi-circular reception room with three Juliette Balconies commanding unobstructed views over Weston's coastline and across the Bristol Channel. Concept luxury flame fire, feature glazed screen divide to,

KITCHEN

14' 1" x 5' 6" (4.29m x 1.68m) Beautifully appointed with an extensive range of built in glass

fronted units. Ample work surfaces incorporating one and a half bowl stainless steel sink unit. Integrated appliances include, cooker, hob and extractor and washer/dryer. inset spot lighting.

BEDROOM

13' 6" x 11' 3" (4.11m x 3.43m) With an extensive range of built in wardrobes plus drawer and shelving unit.

ENSUITE

With walk in shower unit, wash hand basin with storage below, low level WC, ladder style radiator.

BEDROOM

10' 8" x 8' 6" (3.25m x 2.59m) With glorious sea views and a recessed stone area.

BATHROOM

With white suite comprising of, panelled bath, wash hand basin, low level WC, ladder radiator and inset spot lighting.

OUTSIDE

Gated parking for one vehicle.

BIRNBECK ROAD, WESTON-SUPER-MARE, BS23 2BU



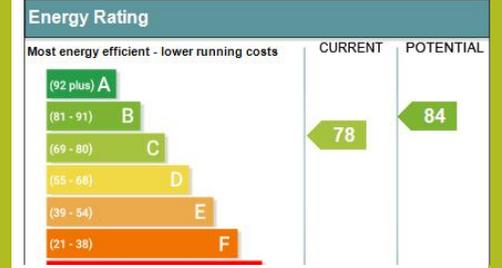
Council Tax:
Band E
Local Authority:
North Somerset

Second Floor

Approx. 88.0 sq. metres (947.4 sq. feet)



Address: APARTMENT 22, 42 BIRNBECK ROAD, WESTON-SUPER-M...
RRN: 4200-2962-0922-2005-3993



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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