

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Sea Front*

*£210,000*

- \* *NO ONWARD CHAIN*
- \* *23' Triple Aspect Lounge Diner*
- \* *4<sup>th</sup> Floor Apartment with Lift*
- \* *Sea Views*
- \* *Allocated Parking Space*
- \* *2/3 Bedrooms*



*114 High Street, Worle, BS22 6HD*

# Flat 12 Fern Lodge, 34 Beach Road, Weston super Mare BS23 1BT

## Description

SEA FRONT LOCATION! Built in 1976 Fern Lodge is an established apartment building and a popular choice amongst buyers, situated on Weston's famous sea front, this 4th floor apartment offers flexible accommodation featuring 2 double bedrooms and a possible 3rd bedroom or home office. An Impressive 23' triple aspect lounge diner, offers sea view to the front and views across Weston and toward Ellenborough Park to the rear, This property is ideal for those looking to add their own stamp to a property as some modernisation is required. The building itself features a lift and there is also an allocated parking space to the rear.

## Accommodation

### Entrance Lobby

The block is accessed via the main single glazed timber frame double doors to the side of the building with secure telephone entry system allowing access to the communal hallway, lift and further door to providing access to the stairs with access to the **4th Floor Landing** Hardwood fire door leading to Flat 12.

### Entrance Hall

Doors to all rooms. Airing cupboard housing hot water tank. Night storage heater, skylight. Large storage cupboard with hanging space and electrical consumer unit (installed August 2022) Telephone entry system.

### Separate WC

Close couple WC. Skylight.

### Bathroom

Skylight, tiled floor, fully tiled walls. Corner shower enclosure with electric Triton shower over. Wash hand basin with central mixer tap and vanity unit under. Dimplex wall mounted heater. Florescent tube lighting.

## Lounge Diner

An Impressive triple aspect room with views to front and rear. Two night storage heaters. Large uPVC double glazed window to rear aspect with views over Ellenborough Park. uPVC double glazed window to side with views to Weston hillside, uPVC double glazed window to front aspect, with sea views out towards Stepholm. Intercom. Door through to

## Kitchen

Fitted with a range of 'Shaker Style' wall and base units with roll edge worksurfaces. One and a half bowl stainless sink and drainer unit with central mixer taps. Obscure high level window to side aspect. Space for upright fridge freezer, space and plumbing for washing machine and space for electric cooker.

## Bedroom 1

uPVC double glazed window to rear aspect.

## Bedroom 2

Night storage heater. uPVC double glazed window to rear aspect.

## Bedroom 3 / Office

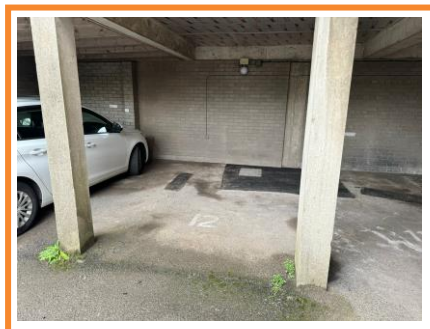
uPVC double glazed window to rear aspect. Built in wall mounted and base units with roll edge worksurface, and roll edge worksurface utilised as a low level desk for additional workspace. Power sockets.

## Outside

Externally there is an allocated parking space for flat 12, The space is accessed between two support pillars which have a maximum width of 6' 7".

## Tenure

Leasehold 951 Years Remaining on the Lease £60 A Year Ground Rent £1900 A Year Management Charge



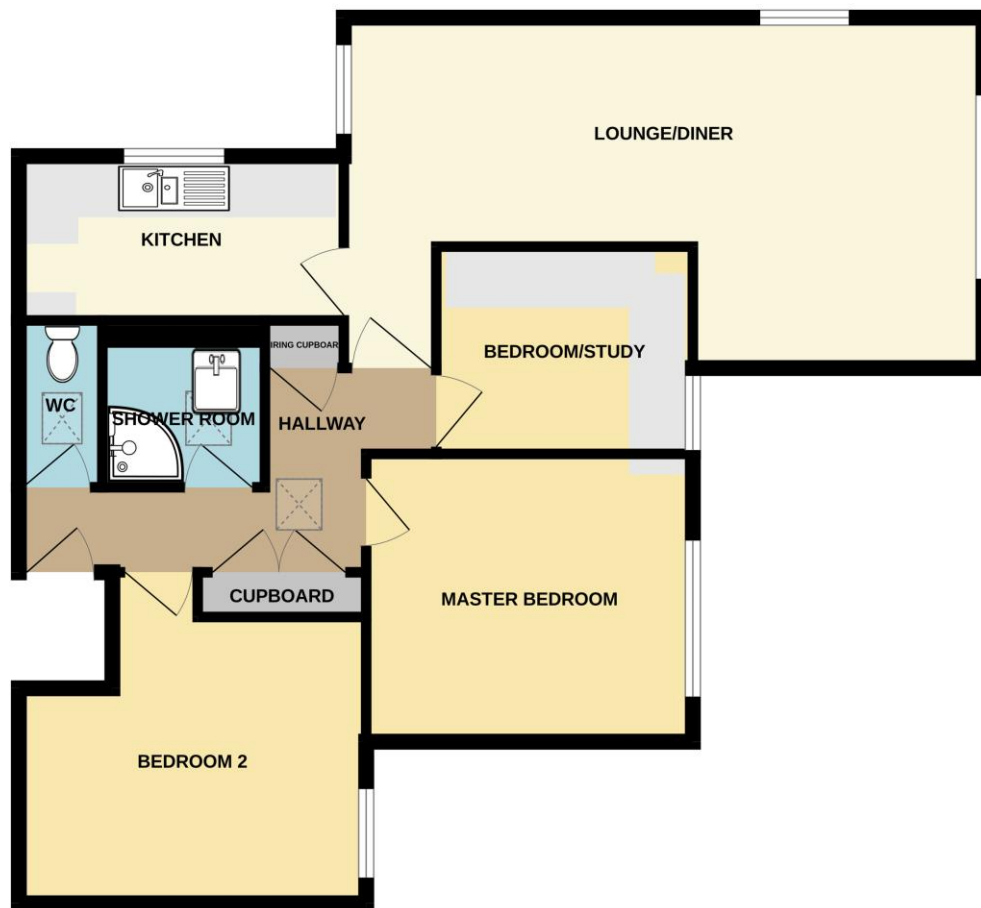
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

**Material Information**

We have been advised the following; Electricity- Mains Water and Sewerage- Bristol and Wessex Water  
 Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Mobile Signal- 5G. Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

GROUND FLOOR  
 809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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