



**Hobbs & Webb**

**THE VIEW**

Weston-super-Mare, BS23 2EB

Price £375,000



A rare opportunity to acquire arguably one of the finest apartments on Weston Hillside, with certainly one of the best views. The View, located off Cecil Road is a private exclusive residence made up of a select number of properties and truly does have one of the best views in the town (the clue is in the name).

Offered to the market with no onward chain, this high specification second floor apartment boasts two balcony's which afford far reaching panoramic views over the town to the bay Bristol Channel and beyond. Impressively large rooms, including an open plan lounge/dining/kitchen with high quality fittings, both bedrooms are fitted with a range of built in wardrobes, and the master enjoys a stylish en-suite shower room there is also a further bathroom.

On the ground floor you will find a really useful storage cupboard which is large enough to store a bike and an allocated parking space can be found to the front of the building.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Intercom security system affords access into the well kept communal areas.

Lift service and stairs to all floors. Wooden panelled door enters into the:

## Entrance Vestibule

with further door leading through into the Entrance Hall.

## Entrance Hall

with intercom phone, radiator and doors to all rooms.

## Open Plan Sitting Room/Kitchen

25'10 into bay x 19'1 (7.87m into bay x 5.82m)

a wonderful space which boasts the most spectacular views to the sea.

## Kitchen Area

fitted with a superb range of floor and wall units with roll edge worksurfaces over, inset stainless steel one and a half bowl sink with mixer taps, integrated washing machine, built in electric fan assisted oven with hob & extractor over, integrated fridge/freezer, integrated microwave, cupboard housing the boiler serving central heating & hot water plus ceramic floor tiling.

## Sitting/Dining Area

a great space with full height double glazed windows which take advantage of those incredible views. Wall lights and radiator. Door to:

## Balcony

good size decked balcony with stainless steel & glass. This is a great place to sit and take in the view.

## Master Bedroom

12'1 x 11'2 (3.68m x 3.40m)

This is a very generous space which boasts a bank of built in wardrobes down one wall in addition to a further dressing area with fitted wardrobes providing ample hanging/storage. Door to:

## Second Balcony

good size decked balcony with stainless steel & glass. This is a great place to sit and take in the view.

## En-suite Shower Room

with white suite comprising: shower cubicle with thermostatic mixer shower over, pedestal wash hand basin with mixer taps, low level wc, generously tiled walls, heated towel rail and ceramic tiled floor.

## Bedroom Two

10'3 x 9'3 (3.12m x 2.82m)

a great size guest or spare room which boasts built in wardrobes across one wall providing ample hanging and storage space.

## Bathroom

nicely fitted with white suite comprising: panelled bath with shower over and glass screen to side, pedestal wash hand basin with mixer taps, low level wc, generously tiled walls, heated towel rail, shaver point & ceramic tiled floor.

## Allocated Parking & Storage Cupboard

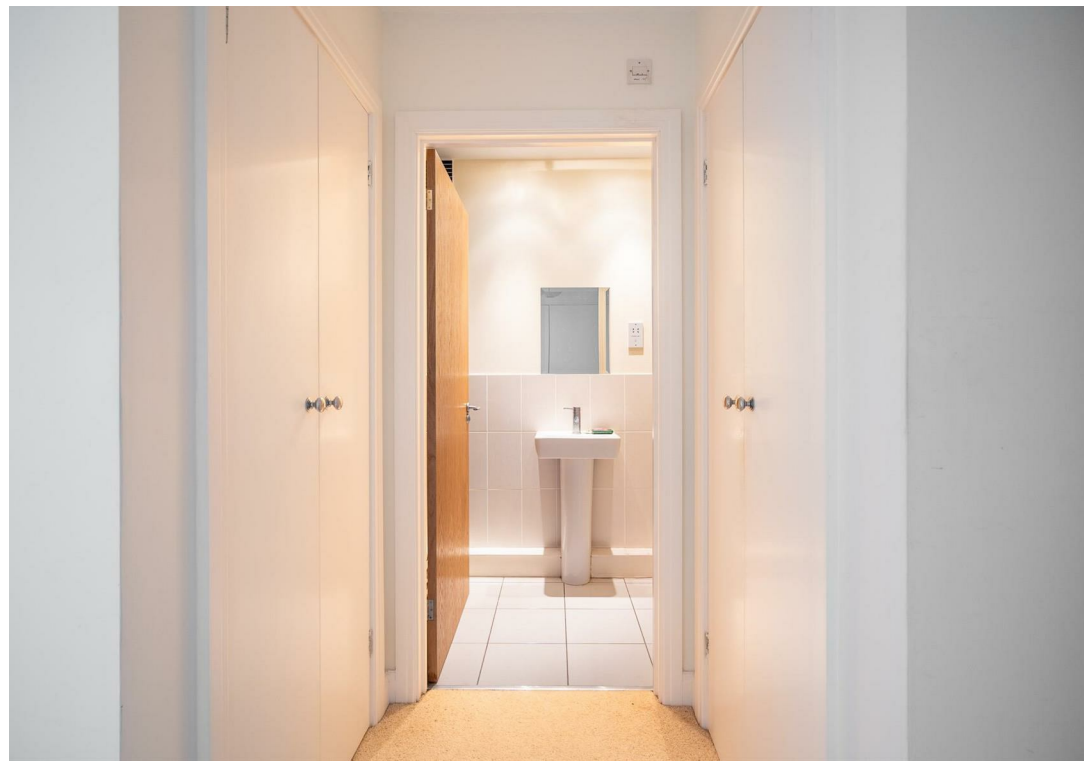
Allocated parking space - clearly numbered 9. Visitor parking is available. On the ground floor off the communal hall is a useful storage cupboard large enough to store a bike.

# PROPERTY DESCRIPTION

## Tenure

The flat is Leasehold - 137 years remaining. The service charge is £2233.10 per annum which includes buildings insurance and upkeep of lifts and gardens. Ground Rent £200 per year.







## Second Floor



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### 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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.