



**Hobbs & Webb**

**BEACH ROAD**  
Weston-Super-Mare, BS23 4AL

Price £350,000



A purpose built retirement apartment for the over 60's located on the level on Weston-super-Mare sea front and affording views over the Beach Lawns to Weston bay, Bristol Channel flat and Steep Holms and the Welsh coast beyond. The development has an estate manager and residents have use of a laundry room, residents lounge and kitchen with active social committee, gym, guest suite subject to charge, with secure parking available to the rear of the development. The apartment itself has double glazing and electric heating with a good size 29'6" x 13'10" max. (8.99m x 4.22m max.) lounge diner with views and access to a balcony again with views, modern fitted kitchen and bathroom, 2 double bedrooms both with sea views. Must be viewed.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

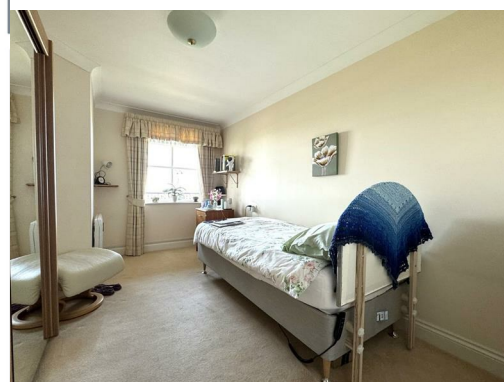
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Approached via secure entrance with entry phone system, stairs or lift to.

Second floor landing with access to residents lounge and door to apartment 37.

## Entrance Hall

Coved ceiling, electric wall heater, storage cupboard, Airing cupboard with factory insulated hot water tank, emergency call system.

## Lounge / diner

29'6" bay x 13'10" to 11'2" (8.99m bay x 4.22m to 3.40m)

Westerly facing room with double glazed bay window affording views over the Beach lawns to the Quantock hills, Brean down, Weston bay, Weston Hillside and the Welsh coast beyond. Coved ceiling, wired for 3 wall lights, , T.V. and telephone points, coal effect electric fire with stone surround mantle and hearth, modern electric heater, double glazed door to.

## Balcony

16'6" x 4'2" (5.03m x 1.27m)

Paved with railings and providing a attractive seating area with panoramic sea views being westerly facing thus attracting a good deal of sunlight.

## Kitchen

10'9" x 6'3" (3.28m x 1.91m)

Coved ceiling, double glazed window affording sea views, fitted with a modern range of white units comprising 6 wall cupboards and over cooker and extractor cupboards, single bowl, single drainer sink with mixer tap over and cupboard under. Further double and single base cupboards, integrated

dishwasher, 4 ring Neff electric hob with extractor hood over, integrated microwave, integrated fridge and freezer, roll edge work tops with tiled surrounds, vinolay flooring.

## Bedroom 1

15'10" x 9'10" (4.83m x 3.00m)

Including double wardrobe, double glazed window affording sea views, coved ceiling, modern storage heater, T.V. and telephone points.

## Bedroom 2

15'2" x 9'3" max (4.62m x 2.82m max)

Including double and single wardrobes, double glazed window affording sea views, modern storage heater, T.V. and telephone points.

## Bathroom

9'10" x 6'7" (3.00m x 2.01m)

Coved ceiling, extractor, white suite comprising vanity wash hand basin with mixer tap over and double and single cupboards under, vanity wall mirror with 2 downlighters, 2 wall storage cupboards, shaver socket, panelled bath, one and a half sized tiled shower cubicle with screen and mains mixer shower unit, fully tiled walls, electric wall heater and electric heated towel rail.

## Outside

Use of communal gardens and access to secure parking to the rear of the building.

## Agents Note

Residents have use of a residents lounge and kitchen, gym and laundry, there is a guest suite (charges apply).

# PROPERTY DESCRIPTION

## Tenure

The apartment has the remainder of a 125 year lease from 01/01/2007. The management company is run by Kingsdale, maintenance is £3602.28 per year, a ground rent of £399 per year paid half yearly, there are 2 event fees on the sale of the property a 1% transfer fee and a 1% contingency fee.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water supply via Bristol Wessex water
- Heating via individual electric wall heaters
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

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

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

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

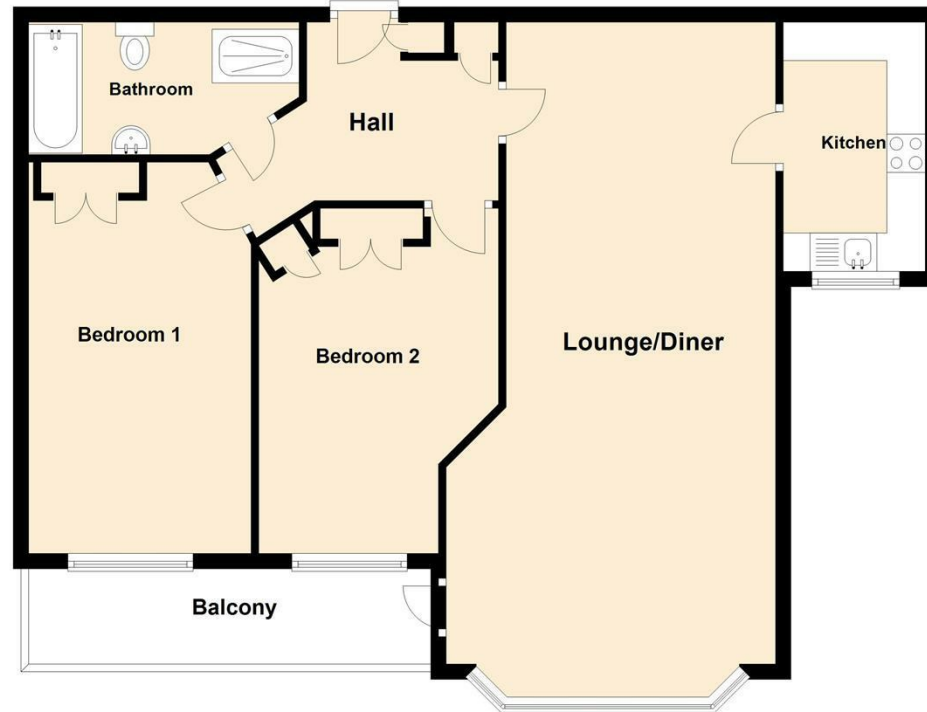






## Second Floor

Approx. 80.6 sq. metres (867.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 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 a representation either by the Seller or his Agent. Copyright - Hobbs & 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.