



Hobbs&Webb

CLARENCE ROAD NORTH
Weston-Super-Mare, BS23 4BY

Price £199,950



Located within the sought-after gated community of Clarence Place, this beautifully presented second-floor apartment offers the perfect blend of coastal living and modern convenience. Ideally positioned just off Weston-super-Mare's seafront and directly opposite Clarence Park, this property provides an enviable lifestyle with scenic walks, local amenities, and transport links all within easy reach.

Accessed via a meticulously maintained communal hall with both stairs and a lift, the apartment boasts a spacious and well-designed layout. The accommodation comprises a welcoming entrance hall, a bright and airy open-plan kitchen, dining, and lounge area, two generously sized double bedrooms, and a four-piece bathroom suite.

Further benefits include an allocated parking space, ensuring both convenience and peace of mind. Whether you're looking for a permanent residence, a holiday retreat, or an investment opportunity, this exceptional apartment ticks all the boxes.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	83	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



PROPERTY DESCRIPTION

Communal Entrance

Communal gated entrance with entry phone system, door to entrance hall with stairs or lift rising to a second floor communal landing. Door to the apartment.

Entrance Hall

Front entrance door providing access to entrance hall, phone entry system, wood effect laminate flooring, radiator, cupboard housing 'Glow-worm' gas combi boiler, smoke alarm and doors to:-

Lounge/Diner

27'1 into the bay x 9'6 (8.26m into the bay x 2.90m)

Kitchen

9'6 x 7'5 (2.90m x 2.26m)

Bedroom One

11'0 plus built in wardrobes x 9'7 (3.35m plus built in wardrobes x 2.92m)
uPVC double glazed full length window, radiator and built in wardrobes with sliding doors and brand new carpets.

Bedroom Two

11'0 x 7'8 (3.35m x 2.34m)

uPVC double glazed full length window, radiator and brand new carpets.

Bathroom

Allocated Parking

There is one secure allocated parking space for this property located at to the front of the building.

Tenure

We understand the property is leasehold tenure with 181 years remaining. There is an annual service charge of £1400.00 which can be paid monthly and a ground rent of £125.00 per annum which can be paid in two installments.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Mains drainage supplied by Bristol/Wessex water

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Ground Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

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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.