



Hobbs&Webb

ROYAL SANDS

Weston-super-Mare, BS23 4NH

Price £350,000



Looking for a view, look no further, sold with no onward chain being located at the far end of the beach lawns, adjacent to Weston-super-Mare golf course within a secure gated development, a purpose built 2nd floor pet friendly apartment with panoramic sea views. With easy access to the beach, local shops and with a level walk to the town centre and train station, the good size property enjoys Upvc double glazing and gas central heating with the flexible accommodation arranged as 3 bedrooms, master bedroom with modern ensuite shower room, dual aspect lounge with views and balcony, modern fitted kitchen / breakfast room and family bathroom. The property also has a covered parking space and useful store room as well as use of communal, gardens and visitor parking.

Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

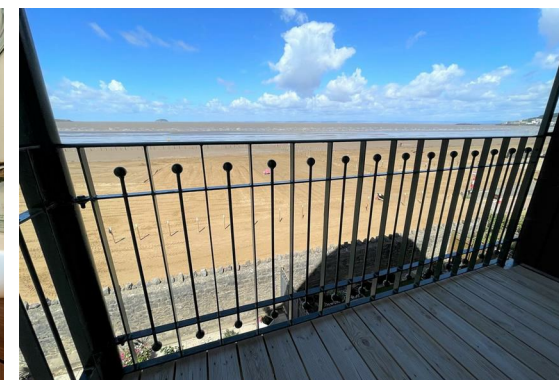
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	80
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

Entry phone door to communal hallway with lift or stair to 2nd floor.

2nd floor communal landing

Door to Apartment.

Entrance Hall

Coved ceiling, entry phone, radiator, timber effect laminate flooring, meter cupboard and further shelved storage cupboard / larder with light.

Lounge

14'4" x 14'2" ext to 21'9" into entrance area (4.39m x 4.34m ext to 6.63m into entrance area)

A dual aspect room with Upvc double glazed southerly facing window to side and Upvc double glazed westerly facing sliding patio doors with shutter blinds affording views to the beach Brean down, the Bristol channel Steep and Flat Holm and the Welsh coast beyond. Coved ceiling, built in floor to ceiling display cabinet with part glass fronted double doors 2 wall length book / ornamental shelves. 2 radiators, T.V. and telephone points, wired for 2 wall lights and 2 ceiling lights, timber effect laminate flooring.

Kitchen / Breakfast room

12'10" x 9'3" (3.91m x 2.82m)

6 recessed spot lights, coved ceiling, Upvc double glazed window, fitted with modern range of units comprising double and 6 single wall cupboards with lighting under, eyeline unit, further cupboard housing Worcester gas fired boiler providing hot water and central heating. Double larder style unit with

plumbing for washing machine, and space for tumble drier, single bowl single drainer sink with mixer tap over and cupboard under, integrated dishwasher, further double and single base cupboards and drawers one with built in ironing board, triple base drawer unit with 2 deep pan drawers, timber effect work tops, tiled surrounds, integrated Stoves 4 ring stainless steel gas hob with extractor hood and light over and Stoves double gas oven and grill under, space for fridge / freezer, radiator, timber effect vinolay flooring.

Bedroom 1

15'7" max x 13'10" max (4.75m max x 4.22m max)

Plus double built in wardrobes with louvered doors, coved ceiling, 2 Upvc double glazed windows with outlook over the communal gardens, radiator and telephone point, door to.

Ensuite Shower room

5'6" x 5'7" (1.68m x 1.70m)

2 spot lights, refitted with modern white suite of tiled corner shower unit with curved screen and electric shower, low level W.C., vanity wash hand basin with mixer tap over and double cupboard under, mirror and shaving light and socket, half tiled surrounds, Victorian style radiator, electric wall heater, extractor, tiled effect flooring.

Bedroom 2

10'4" x 9'10" (3.15m x 3.00m)

Plus double built in wardrobes with louvered doors and single wardrobe with a mirror fronted door. A dual aspect room with Upvc double glazed window to side and further Upvc double glazed window with outlook over the communal

PROPERTY DESCRIPTION

gardens, radiator.

Bedroom 3

9'10" x 9'1" (3.00m x 2.79m)

Plus entrance area and double built in wardrobes, double glazed window to side, radiator.

Bathroom

7'8" x 5'8" (2.34m x 1.73m)

Fitted with modern white suite of panelled bath with mixer tap over, glazed screen and mains mixer shower unit, vanity wash hand basin with mixer tap over, double cupboard under, further base storage cupboard, Hollywood illuminated mirror, surround lighting, low level W.C., tiled surrounds, Victorian style radiator, electric wall heater, extractor, tiled effect vinolay flooring.

Outside

5'0" x 2'10" (1.52m x 0.86m)

Accessed via a neighbouring building a useful part shelved store room measuring 5'0" x 2'10" (1.52m x 0.86m). The property is sold with a covered parking space which the sellers advise is capable of being provided with an electric vehicle charging point (at owners expense), there is also access to visitor parking and use of pleasant communal gardens.

Tenure

Leasehold tenure with residue of 199 year lease from 01/01/1999, maintenance for 2025 - 2026 £3.256, £1.00 ground rent.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating gas central heating
- Sewerage Mains drainage 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

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

Flood Information:

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







Ground Floor

Approx. 95.0 sq. metres (1022.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 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.

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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.