



Hobbs&Webb

PARAGON ROAD
Weston-Super-Mare, BS23 2DA

Price £179,950



A beautifully presented one-bedroom apartment, perfectly positioned on the second floor of the charming Rolls Lodge – a distinguished building originally constructed in the late 19th century and thoughtfully converted into just 26 exclusive residences.

This immaculately maintained home offers stylish and comfortable living, ideal for first-time buyers, professionals, or those seeking a coastal retreat. The accommodation comprises a welcoming communal entrance with stairs leading to the second floor, where the apartment opens into a spacious entrance hall featuring a handy storage/utility cupboard.

The bright and airy open-plan kitchen/living area enjoys partial views over the picturesque Marine Lake, providing a delightful backdrop for everyday living and entertaining. A generous double bedroom offers a peaceful retreat, while the modern bathroom suite completes the layout with contemporary fittings and a sleek finish.

Set in a characterful and well-maintained development, this apartment combines period charm with modern convenience in a sought-after location.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: B

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

An aluminium double glazed, communal entrance door with entry phone system, entrance area and stair flight rising to the second floor and Apartment Number Six.

Hallway

Wood effect laminate flooring, intercom phone entry system, doors to principal rooms, electric heater and a useful storage cupboard with fitted shelving, housing hot water tank, space for appliance, consumer unit, ceiling light. Included is a 'Bosch' washer dryer.

Kitchen/Living Room

19'7 x 11'4 (5.97m x 3.45m)

A light and bright main living area with wood effect laminate vinyl tile flooring, two aluminium double glazed windows offering partial views, electric heater, ceiling light. The kitchen area offers a range of well presented wall and floor units with quartz worktops and upstands over, four-ring induction 'Bosch' hob, oven under and extraction hood over, inset stainless steel sink, integrated dishwasher, fridge and freezer, ceiling lights, ceiling spotlights.

Bedroom

12'8 x 9'4 (3.86m x 2.84m)

Two aluminium double glazed windows, electric heater, ceiling light.

Bathroom

7'2 x 5'4 (2.18m x 1.63m)

White panelled bath with chrome rainfall shower with additional handheld

shower attachment over and glass screen. low level W/C, wash hand basin, heated towel rail, mirrored wall light, extraction fan, tiled flooring and part tiled walls and ceiling spotlights.

Tenure

We understand the property is leasehold tenure with 998 years remaining on the lease. There is an annual service charge of £854.00.

Material Information.

Additional information not previously mentioned

- Mains electric and water
- Not water metered
- Heating - electric
- Mains drainage
- Cost of £200.00 for the running of the solar panels

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

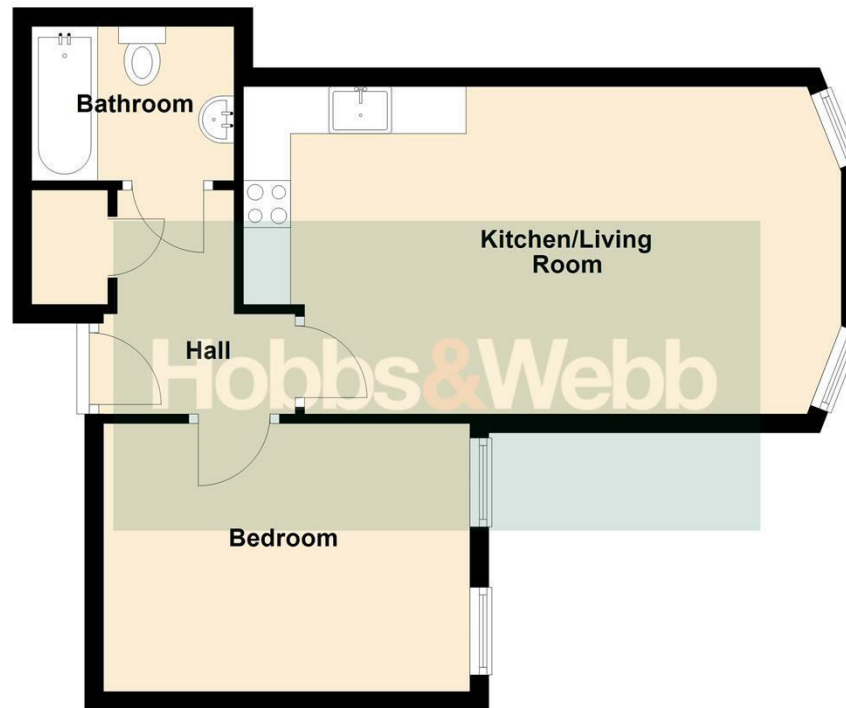
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

Second Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 41.5 sq. metres (446.8 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

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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.