

Hobbs&Webb

ROYAL CRESCENT

Weston-Super-Mare, BS23 2AX

Offers Over £200,000

2 1 1

A superbly presented top-floor apartment within this Grade II listed building, ideally positioned on the sought-after Royal Crescent, just moments from Weston-super-Mare seafront.

The property is presented in excellent condition throughout and combines period charm with modern living.

Accommodation briefly comprises a communal entrance, private entrance hall, spacious lounge, modern fitted kitchen, two well-proportioned double bedrooms and a contemporary bathroom.

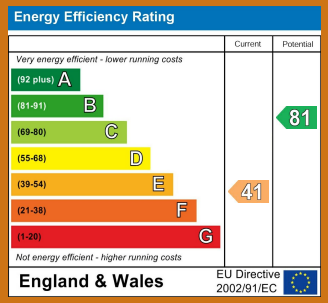
Ideally situated for easy access to the seafront, local amenities and the attractions of Weston-super-Mare, this attractive apartment would make an ideal home or investment opportunity.

Local Authority

Council Tax Band: C

Tenure: Leasehold

EPC Rating: E

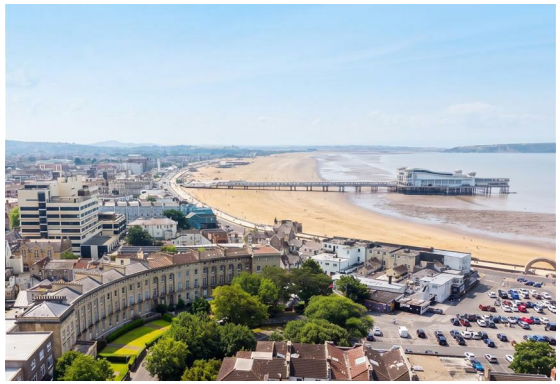


TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Communal Hall

Entry phone system. Stairs rising to the top floor.

Entrance Hall

Entrance door, smoke alarm, electric heater and doors to the lounge, kitchen, bedrooms and bathroom.

Lounge

14'8 x 11'6 (4.47m x 3.51m)

Single glazed window, feature electric fire and internal single glazed obscure window.

Kitchen

11'1 x 7'4 (3.38m x 2.24m)

Single glazed sash window. A matching range of wall and base cupboard and drawer units with wood effect work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit. Four ring electric hob with extractor hood over. Integrated fridge/freezer, space and plumbing for washing machine. Wall mounted oven and grill. Ceiling heat panel and wood effect laminate flooring.

Bedroom One

13'11 x 11'2 (4.24m x 3.40m)

Single glazed window and two built in wardrobes.

Bedroom Two

14'8 x 10'6 (4.47m x 3.20m)

Single glazed window and feature fireplace.

Bathroom

9'8 x 6'8 (2.95m x 2.03m)

A 'P' Shaped bat with rainfall shower over. Low level WC. Pedestal wash hand basin. Single glazed window, tiled flooring, heated bathroom mirror and cupboard housing hot water tank.

Tenure

We understand the property is leasehold tenure with the remainder of 999 year from 2018. There is an annual maintenance charge of £1500.00 which can be paid monthly.

Material Information.

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Heating - electric
- Mains drainage

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

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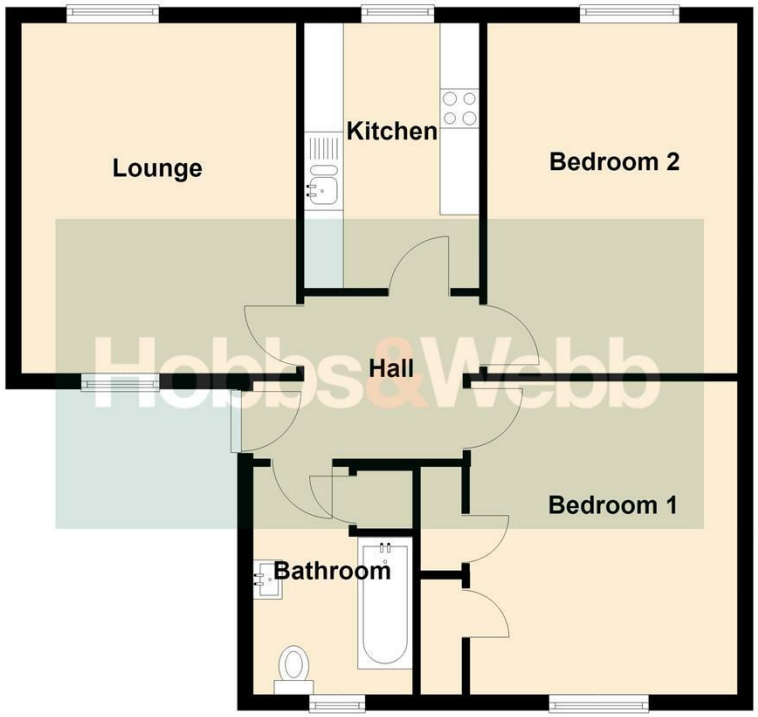






Fourth Floor

Approx. 66.2 sq. metres (712.4 sq. feet)



Total area: approx. 66.2 sq. metres (712.4 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

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Plan produced using PlanUp.

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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 replied upon for furnishing purposes and are approximate.