



Hobbs & Webb

SHRUBBERY AVENUE
Weston-Super-Mare, BS23 2JW

Price £195,000



Hobbs & Webb are pleased to present this spacious and light-filled two bedroom apartment, situated on the first floor of the highly sought-after Maple Court in Weston-super-Mare's prestigious Hillside area. Benefiting from superb south and west facing aspects, the property enjoys breathtaking panoramic views across Weston's seafront, Brean Down and the coastline beyond – a truly exceptional outlook.

Beautifully presented throughout, the apartment offers an excellent opportunity to secure a well-located home with outstanding views and scope to add future value. Maple Court is widely regarded as one of Weston's most desirable developments, appreciated for its elevated coastal position, secure entry system, well-maintained communal areas, allocated parking and garages.

The accommodation comprises: secure communal entrance with lift and stair access, a conveniently positioned garage close to the main entrance, welcoming hallway, two generous double bedrooms with fitted wardrobes, modern shower room, separate W.C., kitchen/breakfast room, spacious lounge and a private balcony perfectly placed to enjoy the stunning views.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

Secure entry system. Stairs and lift up to 1st floor and entrance door into:-

Entrance Hall

Entrance door providing access into the entrance hall, three storage cupboards, one housing the immersion tank, intercom phone entry system, night-storage heater, telephone point, smoke alarm and doors to:-

Lounge/Diner

16'5 x 12'8 (5.00m x 3.86m)

Coved ceiling, uPVC double glazed window enjoying lovely views, night-storage heater, electric fireplace, television point and uPVC double glazed door to the balcony which has tiled flooring and glass balustrade.

Kitchen/Breakfast Room

13'4 x 8'4 (4.06m x 2.54m)

A matching range of white wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Electric cooker with four ring hob. Space and plumbing for washing machine, space for fridge/freezer, uPVC double glazed window and vinyl flooring.

Bedroom One

15'3 x 10'8 (4.65m x 3.25m)

uPVC double glazed window to the front, night-storage heating and built in wardrobes.

Bedroom Two

10'9 x 7'8 (3.28m x 2.34m)

uPVC double glazed window to the front, night-storage heating and built in wardrobes with sliding mirrored doors.

Shower Room

Walk in double width shower cubicle with chrome shower and panelled walls. Pedestal wash hand basin with mixer tap over, partially tiled walls, shaver point and vinyl flooring.

WC

Low level WC, wall mounted wash hand basin with twin taps over, partially tiled walls and extractor fan.

Garage

Middle garage of the three.

Tenure

We understand the property is leasehold with a remainder of 947 years remaining. There is a management fee of £1400 per annum. (£700 in Jan and £700 in July).

Material Information.

Additional information not previously mentioned

- Mains electric and water
- Water metered or not?
- Heating - electric heating
- Mains drainage

PROPERTY DESCRIPTION

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

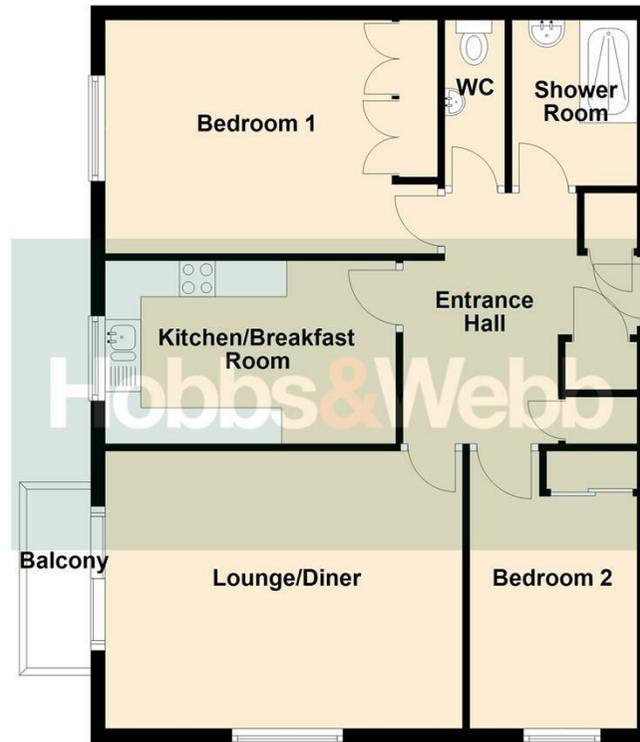






First Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 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.