



**Hobbs & Webb**

**BEACH ROAD**  
Weston-Super-Mare, BS23 4AL

Price £220,000



A purpose built retirement apartment for the over 60's located on the level on Weston-super-Mare sea front and also being convenient for Clarence Parks, local facilities and the nearby town centre and train station. The development has an estate manager and residents have use of a laundry room, residents lounge and kitchen with balcony all affording panoramic sea views and with active social committee, further more residents have use of a gym, guest suite subject to charge, with secure parking available to the rear of the development. The apartment itself has double glazing and electric heating with a good size 18'7" x 11'3" (5.49m x 2.13m x 3.43m) lounge diner with a Juliette balcony, modern fitted kitchen and shower room. Must be viewed. No onward chain.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached via secure entrance with entry phone system, stairs or lift to.

Second floor landing with access to residents lounge and door to apartment 31.

## Entrance Hall

Coved Ceiling, electric wall heater, Tunstall care system, 2 useful storage cupboards and a part shelved airing cupboard housing Pulsa coil hot water tank.

## Lounge

18'7" x 11'3" (5.66m x 3.43m)

Coved ceiling, 2 night storage heaters, telephone and TV points, Upvc double glazed doors to Juliette balcony, Georgian style glazed door to.

## Kitchen

7'6" x 6'4" (2.29m x 1.93m)

Coved ceiling, Upvc double glazed window, the kitchen is fitted with a modern range of cream coloured units comprising 5 single wall cupboards over cooker and extractor units, single bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards and drawers with roll edge work tops over, tiled surrounds. 4 Ring electric hob with extractor hood over, integrated fridge and freezer, integrated microwave and electric oven, tiled effect vinolay flooring.

## Bedroom 1

11'6" x 9'4" (3.51m x 2.84m)

Plus 2 double built in wardrobes, night storage heater, TV and telephone points.

## Bedroom 2

10'2" x 8'7" plus door recess (3.10m x 2.62m plus door recess)

Coved ceiling, Upvc double glazed window, electric panel wall heater.

## Shower room

7'1" x 6'4" (2.16m x 1.93m)

Fitted with double size walk in shower cubicle with mains mixer shower unit, glazed screen and shower back walls, vanity wash hand basin with double cupboard under, shaver socket, low level WC, useful double wall storage cupboard, fully tiled walls, electric wall heater, extractor, electric heated towel rail.

## Outside

Use of communal gardens and access to secure parking to the rear of the building.

## Tenure

125 year lease form 01/01/2007, 107 years remaining. The management company is run by Kingsdale, maintenance is £3602.28 per year, a ground rent of £399 per year paid half yearly, there are 2 event fees on the sale of the property a 1% transfer fee and a 1% contingency fee.

## Agents Note

Residents have use of a residents lounge and kitchen, gym and laundry, there is a guest suite (charges apply).

## Material Information.

Additional information not previously mentioned

## PROPERTY DESCRIPTION

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating electric night storage heaters and panel heaters
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

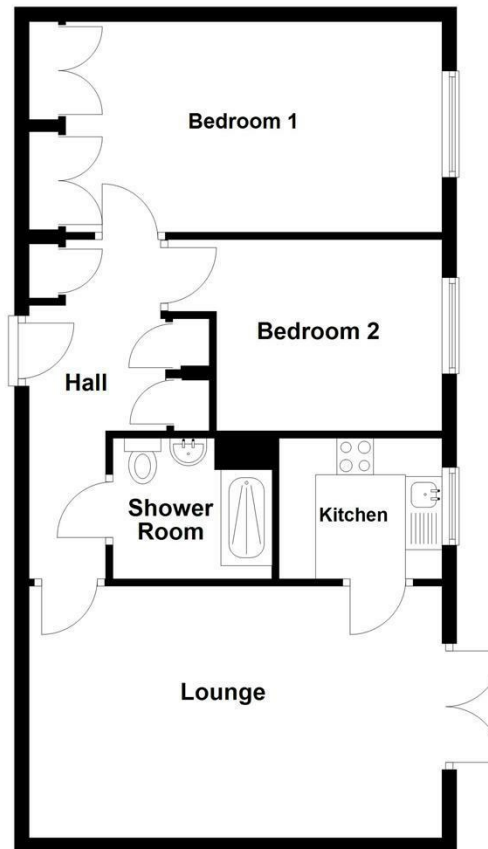
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







## Second Floor



# 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.