



**Hobbs & Webb**

BEACH ROAD  
Weston-super-Mare, BS23 1DH  
Asking Price £100,000



A self contained top / fourth floor retirement apartment, residents must be 60 years plus although the 2nd resident can be 55 years plus, set within a secure development just off of the sea front and at the far end of the High street of Weston-super-Mare. The property has a good size lounge and double bedroom with useful dressing room that would also suit a study / craft area, shower room and a fitted kitchen. The property enjoys Upvc double glazing, and electric night storage heaters / panel heaters, as well as use of communal gardens, residents lounge and kitchen as well as laundry, and there is also the use of a chargeable guest suite. No onward chain.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

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

Entry phone system, internal stairs or lift to the top / fourth floor.

Entrance door to the apartment to.

## Entrance Hall

Coved ceiling, Tunstall care system, storage / meter cupboard, walk in airing cupboard with light and shelving and housing Pulsa Coil electric water heater.

## Lounge

19'4" x 10'8" (5.89m x 3.25m)

Coved ceiling, a southerly facing room attracting a good deal of natural light with a Upvc double glazed window, night storage heater, TV and telephone points, glazed double doors to.

## Kitchen

7'8" x 7'1" (2.34m x 2.16m)

A gain a southerly facing room with coved ceiling, Upvc double glazed window, electric wall heater, fitted with Maple effect units comprising 3 single wall cupboards and 2 display recess's, single bowl single drainer sink with double cupboard under, roll edge work tops with further base cupboards and drawers below, tiled surrounds, 4 ring electric hob with extractor hood over, integrated electric oven, space for fridge.

## Bedroom 1

17'7" max x 9'6" (5.36m max x 2.90m)

Coved ceiling, Upvc double glazed window, night storage heater, TV point, archway through to.

## Dressing room / study / craft area

8'4" x 6'3" (2.54m x 1.91m)

Plus double built in wardrobes with mirrored folding doors.

## Shower room

6'9" x 5'6" (2.06m x 1.68m)

Coved ceiling, extractor, fully tiled walls, electric wall heater, vanity wash hand basin with double cupboard under, vanity wall mirror with shaver light and socket, low level WC, tiled shower cubicle with mains mixer shower unit and sliding screen.

## Tenure

125 year lease from 2003, Ground rent of £450 per year, maintenance charge of 2207.88 per year.

## Agents Note 1

There is an age restriction - single person must be aged 60 years or over and in the case of a couple, the younger person must be at least 55 years old.

## Agents Note 2

he House Manager on site between 09.00-17.00, Monday-Friday. The Apartment has use of residents lounge with kitchen, games room, library, laundry room and guest suite (charges apply).

## Agents Note 3

We are advised by the sellers that when the property is sold, the seller has to pay a transfer fee of equal to 1% of the agreed sale price together with 1% to the contingency fund.

## Material Information.

Additional information not previously mentioned

- Mains electric and water
- Water mains supply Bristol Wessex water
- Sewerage mains drainage Bristol Wessex water
- Electric room heating
- Broadband Via fibre to the cabinet
- Council tax band B

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

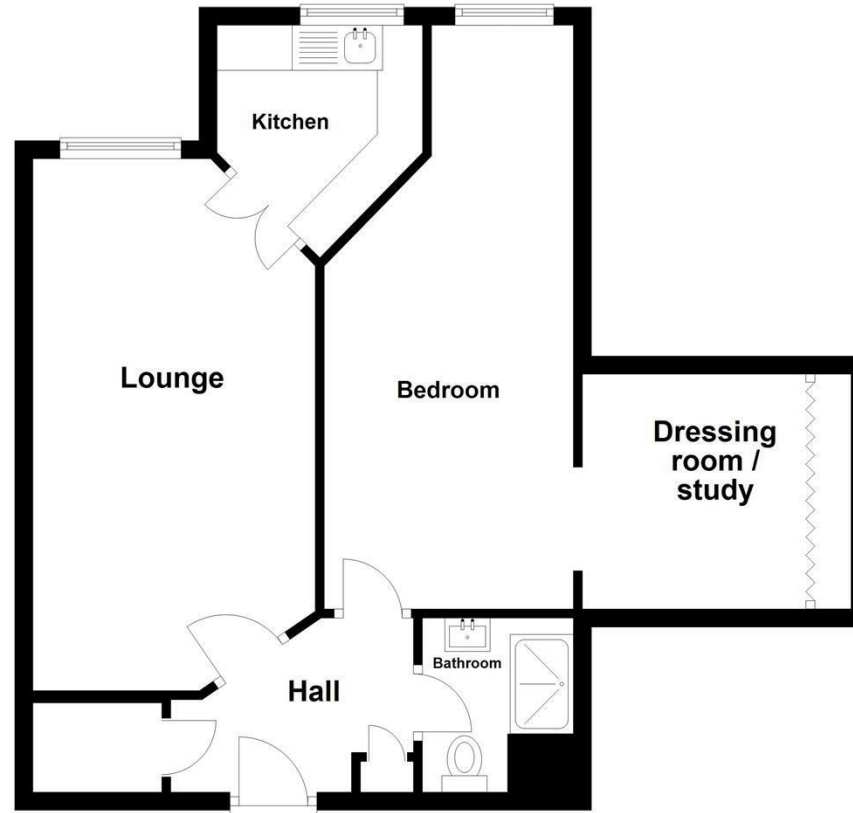
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

## Fourth 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.