



**Hobbs & Webb**

**ROYAL CRESCENT**  
Weston-Super-Mare, BS23 2AX

Price £125,000



Hobbs & Webb are pleased to present this attractive one-bedroom second-floor apartment, offered to the market with no onward chain and located within the sought-after Royal Crescent, just a short walk from Weston town centre and the seafront.

Ideal for first-time buyers or buy-to-let investors, the property is accessed via lift or stairs and offers well-proportioned accommodation throughout. The layout comprises an entrance hall with a useful storage cupboard housing the gas combi boiler, a fitted kitchen, a generous 15ft living room, a 15ft double bedroom, and a bathroom.

Externally, the property further benefits from one allocated parking space, adding to the overall convenience of this well-located apartment.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal Entrance

Secure entry system. Lift and stair access to first floor.

## Entrance Hall

Smooth ceiling with central light. Wall mounted phone entry system. Cupboard housing wall mounted Worcester combination boiler. Radiator. Doors to all principal rooms.

## Lounge

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

Dual aspect wood framed double-glazed sash windows. Four wall mounted uplights. Radiator. Television and telephone point. Opening to

## Kitchen

6'5 x 7'3 (1.96m x 2.21m)

Fitted with a modern range of white high gloss eye and base level units with rolled edge worktop surface over with inset single drainer stainless steel sink with mixer taps and tiled splash backs. Built in four ring stainless steel gas hob with oven under and stainless steel canopy extractor over. Space for fridge. Space and plumbing for washing machine.

## Bedroom

15'3 x 8'10 (4.65m x 2.69m)

Rear aspect double-glazed wood framed sash window. Television and telephone point. Radiator.

## Bathroom

A three piece suite comprising panel bath, low-level W.C and pedestal wash hand basin. Tiling to water sensitive areas. Heated towel rail. Shaver point.

## Outside

You will find well maintained communal gardens to all sides.

## Parking

Allocated parking to rear and visitor parking.

## Tenure

We understand the property is leasehold with 978 year remaining on the lease.

There is a maintenance charge of £990 per annum which can be paid monthly and a ground rent of £1.

## Material Information.

Additional information not previously mentioned

- Building Grade II listed
- Mains electric, gas and water
- Water metered
- Gas central heating
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

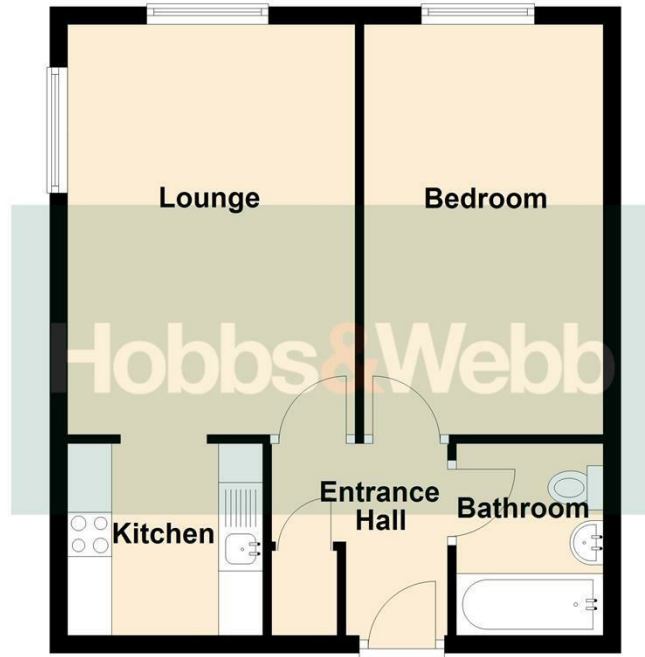
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

## Second Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 41.9 sq. metres (450.6 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 Copyright Hobbs and Webb  
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.