



61 SOUTH ROAD, WSM

ASKING PRICE OF £260,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- FIRST FLOOR FLAT WITH LIFT
- ALLOCATED PARKING
- PERIOD CONVERSION
- EXCELLENT PRESENTATION
- SOUGHT-AFTER LOCATION
- LEASHOLD PROPERTY

61 SOUTH ROAD, WESTON-SUPER-



Abbey Grange is an exclusive development of just eight luxury apartments, superbly positioned to enjoy far-reaching sea views and set within well-maintained communal grounds. The building benefits from a lift, allocated parking and a bike store, offering both convenience and a high standard of living.

This beautifully presented duplex apartment is arranged over the first and second floors and occupies a prime front-facing position within the development. From its elevated aspect, the property enjoys outstanding views across Weston Bay towards the Mendip and Quantock Hills.

The accommodation is finished to a high specification throughout. The entrance level features a welcoming hallway with a video entry system, generous storage, a cloakroom and a useful study/home office. Stairs rise to the upper level, where the main living accommodation is located.

On this floor, there is a bright and spacious open-plan kitchen, living and dining area, designed to maximise natural light and take full advantage of the coastal views. The contemporary kitchen is fully integrated with high-gloss units and quality appliances. The apartment also offers two well-proportioned double bedrooms and a stylish bathroom/shower room, all presented to an excellent standard.

Externally, residents benefit from attractive communal gardens, along with allocated parking with EV charging and lift access to all floors. Any remaining new-build warranty may be available, subject to confirmation.

This apartment represents an exceptional opportunity to acquire a modern, low-maintenance coastal home with flexible living space, impressive views and a highly desirable setting.

COMMUNAL ENTRANCE

Accessed via voice/visual intercom. A stunning entrance with high level ornately coved ceiling. Feature wood panelled walls. Original tiled flooring and staircase leading to first floor. Lift access to all floors.

ENTRANCE HALL

Via solid oak door. Smooth ceiling with central light. High level storage cupboard. Solid oak door to study. Stairs rising to second floor.

STUDY

6' 6" x 5' 6" (2.0m x 1.7m)

LANDING

LOUNGE/DINER

14' 5" x 14' 1" (4.4m x 4.3m)

KITCHEN

15' 1" x 7' 10" (4.6m x 2.4m)

61 SOUTH ROAD, WESTON-SUPER-MARE, BS23 2LT

BEDROOM

14' 9" x 14' 1" (4.5m x 4.3m)

BEDROOM

11' 1" x 9' 2" (3.4m x 2.8m)

BATHROOM

10' 9" x 6' 2" (3.3m x 1.9m)

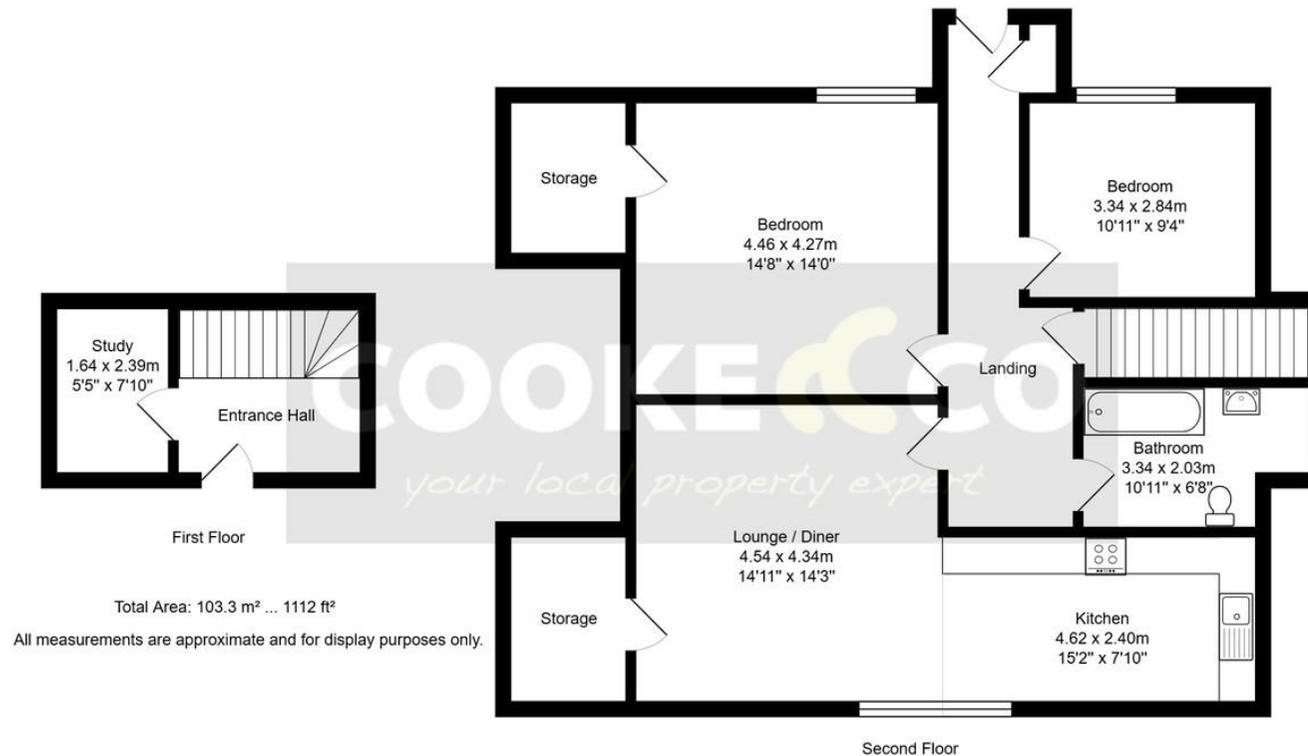


Council Tax:

Band B

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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