



Hobbs & Webb

ALBERT AVENUE
Weston-Super-Mare, BS23 1YS

Price £155,000



Hobbs & Webb are delighted to bring to the market this well-positioned two double bedroom, first-floor apartment, offered for sale with no onward chain.

An ideal opportunity for first-time buyers, downsizers or buy-to-let investors, the property offers well-proportioned accommodation comprising two double bedrooms, a spacious lounge, fitted kitchen and bathroom.

Further benefits include a private garage and parking, providing valuable additional storage and convenience.

Situated within easy walking distance of Weston train station and the seafront, the apartment is ideally placed for access to local amenities, transport links and the attractions of Weston-super-Mare.

An excellent opportunity for those seeking a well-located apartment with no onward chain complications.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(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



PROPERTY DESCRIPTION

Communal Entrance

Entry phone system. Double glaze door, stairs rising to the first floor landing and entrance door to the flat:-

Entrance Hall

Electric radiator, airing cupboard housing the hot water tank, telephone point, wood effect laminate flooring and doors to:-

Kitchen

8'9 x 8'4 (2.67m x 2.54m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. One and a half bowl stainless steel sink and drainer unit. Freestanding electric cooker with four ring hob, Integrated dishwasher, space for tall fridge/freezer and plumbing for washing machine, Wood effect flooring, extractor fan and uPVC double glazed window to the side aspect.

Lounge

11'7 x 14'3 plus the bay window (3.53m x 4.34m plus the bay window)
uPVC double glazed square bay window to, electric radiator and television point.

Bedroom One

11'5 x 11'7 (3.48m x 3.53m)

uPVC double glazed window, electric radiator and telephone point.

Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

uPVC double glazed window and electric radiator.

Bathroom

8'2 x 5'5 (2.49m x 1.65m)

Panelled bath with mixer tap over and electric shower. Low level WC, pedestal wash hand basin with twin taps over, uPVC obscured double glazed window, extractor fan and tiled wall and flooring.

Parking & Garage

One parking space in front of the garage. Garage with up and over door, power and lighting.

Tenure

We understand the property is leasehold tenure with 949 years remaining. There is an annual service charge of £1380.00 which can be paid monthly.

Material Information.

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Heating - electric radiators
- 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

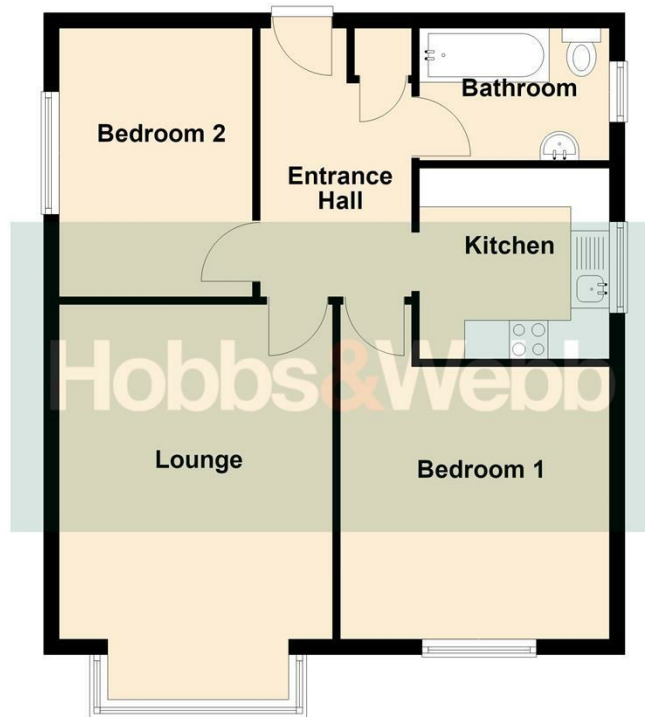
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

First Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



Total area: approx. 57.2 sq. metres (615.8 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
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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.