



**Hobbs & Webb**

BEACH ROAD  
Weston-Super-Mare, BS23 1DH

Price £90,000



A self contained second 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 glimpses of the Bristol Channel and Welsh Coast beyond and has a good size lounge and double bedroom, bathroom 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	87
(69-80) C			
(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

Entry phone system, internal stairs or lift to the second floor.

Entrance door to the apartment to.

## Entrance Hall

6'10" 3'9" (2.08m 1.14m)

Coved ceiling, entry telephone, door to walk in Airing cupboard 5'0" x 3'0" (1.52m x 0.91m) with light and Pulsac coil electric hot water heater.

## Lounge / diner

17'9" x 11'1" to 8'10" (5.41m x 3.38m to 2.69m)

Coved ceiling, Upvc double glazed window to front and Upvc double glazed door to Juliette Balcony with glimpses of the Bristol Channel and Welsh coast beyond, night storage heater, TV and telephone points, cupboard housing electric meter, glazed double doors to.

## Kitchen

9'0" x 5'9" (2.74m x 1.75m)

Coved ceiling, electric wall heater, Upvc double glazed window to front. The kitchen is fitted with double and single wall cupboards, single bowl single drainer sink with double cupboard below, further double and single base cupboards and drawers with roll edge work tops over, tiled splash backs, 4 ring electric hob with extractor hood and light over, integrated electric oven, space for fridge and freezer.

## Bedroom

16'0" plus wardrobes to 12'0" x 8'10" (4.88m plus wardrobes to 3.66m x 2.69m)

Coved ceiling, double built in wardrobes with mirrored folding doors, night storage heater, TV and telephone points.

## Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Fitted with a suite comprising a panelled bath with mixer tap and shower attachment over with glazed screen, vanity wash hand basin with cupboard below, vanity wall mirror with shaver light and socket, fully tiled walls, low level WC, extractor fan, electric wall heater, heated towel rail.

## Tenure

Leasehold residue of 125 year lease from 2004. Annual ground rent of £450 and maintenance charge of £2207.88, 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.

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.

The 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).

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol and Wessex water
- Heating mains electric room heaters
- Council tax band B
- Sewerage via mains drainage Bristol Wessex water
- Broadband and Mobile signal or coverage 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:

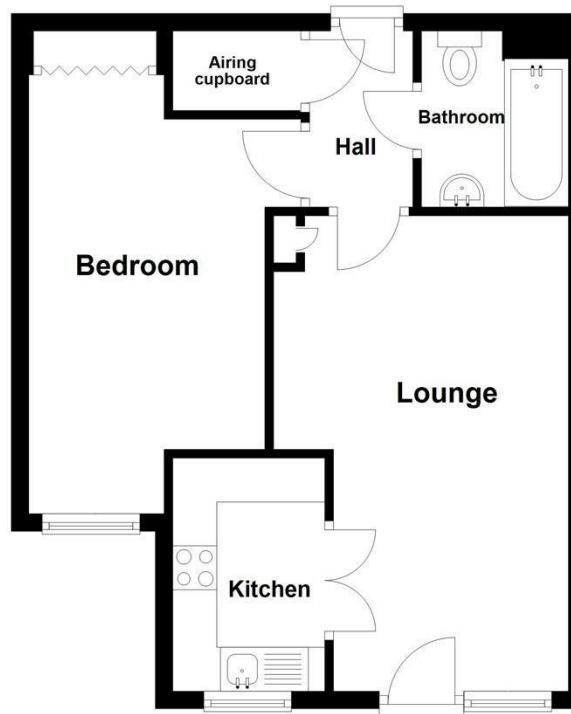
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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



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 a representation either by the Seller or his Agent. Copyright - Hobbs & 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.