



Hobbs & Webb

BEACH ROAD
Weston-Super-Mare, BS23 1DH

Price £162,500



Located in this ever popular retirement block just off of the sea front, ideally located for the Beach lawns, High Street and other local facilities, a purpose built second floor apartment located on the west side of the building thus attracting a great deal of natural light. The accommodation which is Upvc double glazed and has electric heaters comprising, an entrance to hall with ample built in storage to a good size lounge / diner with access to a balcony seating area, kitchen, 2 double bedrooms, and shower room. Residents have use of a residents lounge, kitchen, laundry and gardens, with parking available on a first come first served basis, and a guest suite which can be hired by visitors for a small charge.

Local Authority

North Somerset Council Tax Band: C

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	79	80
(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



PROPERTY DESCRIPTION

Communal Entrance

Door with entry phone to communal entrance porch further door to communal reception area, lift service or stair case to the second floor, door to apartment 50.

Entrance Hall

Coved ceiling, loft access, Tunstall entry phone system, cloaks and meter cupboard, airing cupboard part shelved and housing Pulsa Coil electric hot water heater.

Lounge / diner

22'8" x 10'7" max (6.91m x 3.23m max)

Coved ceiling, feature fire place with electric coal effect fire with surround, TV and telephone points, glazed double doors to the kitchen and Upvc double glazed door and side panel window which are westerly facing and giving access to

Balcony with tiled floor and railings westerly facing thus being a sunny place to sit with glimpse of Weston bay.

Kitchen

7'7" x 7'12 max (2.31m x 2.13m max)

Coved ceiling, Upvc double glazed west facing window, electric wall heater. The kitchen is fitted with maple effect units comprising 3 single wall cupboards, book shelf and display unit, single bowl single drainer sink with double cupboard below, further single base cupboards and drawers with roll edge work tops over, tiled surrounds, integrated 4 ring electric hob with extractor hood over, integrated electric oven with cupboard below, space for fridge and freezer.

Bedroom 1

15'7" x 9'3" max (4.75m x 2.82m max)

Including built in double wardrobe with folding mirrored doors. Coved ceiling, Upvc double glazed window, night storage heater, TV point.

Bedroom 2

13'9" x 9'2" plus door recess (4.19m x 2.79m plus door recess)

Coved ceiling, Upvc double glazed window, electric heater.

Shower Room

6'9" x 5'5" (2.06m x 1.65m)

Coved ceiling, extractor, Upvc double glazed window, tiled walls, electric wall heater, fitted with a modern white suite of vanity wash hand basin with double cupboard below, shaver light and socket, low level WC, double tiled shower cubicle with mains mixer shower unit and sliding screen.

Outside

Residents have use of communal gardens laid to areas of lawns with flower and shrub beds and borders mainly to the south and east sides of the block as well as access to communal parking on a first come first served basis.

Tenure

Leasehold residue of 125 year lease form 1/11/2003. Maintenance £3310.80 per year Ground rent £450 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 supply
- Water mains supply via Bristol Wessex water
- Heating via night storage and electric room heaters
- Sewerage mains drainage Bristol Wessex water
- Broadband Via fibre to the cabinet
- Council tax band C

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

Second 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.