



Hobbs & Webb

BEACH ROAD
Weston-Super-Mare, BS23 1SW

Price £250,000



Sold with no onward chain a purpose built apartment located on the sea front within the ever popular Carlton Mansions development. The block is approached via a gated access to the rear also with pedestrian gates allowing access on to the Beach lawns. The apartment which is set on the first floor is approached via lift or stair service and has westerly views over the Beach lawns to the Bay, Bristol Channel and the Welsh coast beyond and has been redecorated and carpeted is double glazed and has electric heating, with a lounge / diner with views leading to a westerly facing balcony again with views and attracting a good deal of sunshine. In addition a kitchen, refitted shower room, 2 bedrooms the master with an ensuite bathroom, whilst outside an allocated parking space and use of ample visitor parking.

Local Authority

North Somerset Council Tax Band: D

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Approached from Carlton Street via a lane to the rear of the building with gated security access to the parking facility. Security controlled access to a large lobby which also enables access to the West side of the building with residents pedestrian access through 2 gates to Beach Road, the Beach Lawns and promenade beyond.

Communal Entrance

An Internal staircase and 2 lifts rising to the first floor, door to inner lobby area and door to apartment 404.

Entrance Hall

Coved ceiling, inset door mat, entry phone, double storage cupboard, airing cupboard housing factory insulated hot water cylinder with electric immersion water heater.

Lounge / diner

25'5" x 11'7" to 10'0" max (7.75m x 3.53m to 3.05m max)

Georgian style glazed door from the entrance hall, coved ceiling, wired for 2 wall lights, Upvc double glazed window with westerly views to the Weston bay, Brean Down and the Welsh coast, 2 night storage heaters, TV and telephone points, timber double glazed picture window and sliding patio doors affording westerly views and leading to.

Balcony

11'2" x 8'8" to 3'9" (3.40m x 2.64m to 1.14m)

With railings and being southerly and westerly facing thus attracting a good deal of sunshine and affording views to the bay, Brean Down and the Welsh coast.

Kitchen

10'7" x 8'4" (3.23m x 2.54m)

Borrowed light window from the lounge, fitted with medium oak style units comprising 3 single wall cupboards and 2 single leaded light glazed wall display cabinets, eyeline and over cooker units. Single bowl and sink tidy single drainer sink with mixer tap over and cupboard under, further double and single base cupboards and drawers with roll edge work tops over with tiled wall surrounds, space and plumbing for a washing machine. integrated electric hob, integrated electric oven and grill, space for a fridge / freezer.

Refitted Shower room

7'4" x 7'0" (2.24m x 2.13m)

Fully tiled walls with mosaic style vertical features, tiled double size walk in shower cubicle with glazed screen with electric shower, low level WC, vanity wash hand basin with mixer tap over and cupboard over, vanity wall mirror, extractor, timber effect flooring.

Bedroom 1

13'1" x 12'3" max (3.99m x 3.73m max)

Including 2 double and 2 single built in wardrobes 2 double over head storage cupboards, bedside cabinets and dressing table with storage unit below. Timber double glazed window, night storage heater, TV and telephone points.

Ensuite Bathroom

7'4" x 3'10" (2.24m x 1.17m)

Extractor, electric wall heater, fitted with a suite of corner bath with mixer tap over, vanity wash hand basin with mixer tap over and double cupboard under,

PROPERTY DESCRIPTION

low level WC, fully tiled walls, timber effect flooring.

Bedroom 2

10'6" recess x 8'8" (3.20m recess x 2.64m)

Timber double glazed window, night storage heater.

Outside

Allocated parking and use of visitor parking.

Tenure

Leasehold residue of 999 year lease form 01/12/1990, no ground rent maintenance of £3,342.00 per year.

Material Information.

Additional information not previously mentioned

- Council tax band D North Somerset council
- Mains electric supply
- Water metered via Bristol Wessex water
- Heating via electric night storage heaters
- Sewerage mains drainage Bristol Wessex water
- Broadband via fibre to the property.

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:

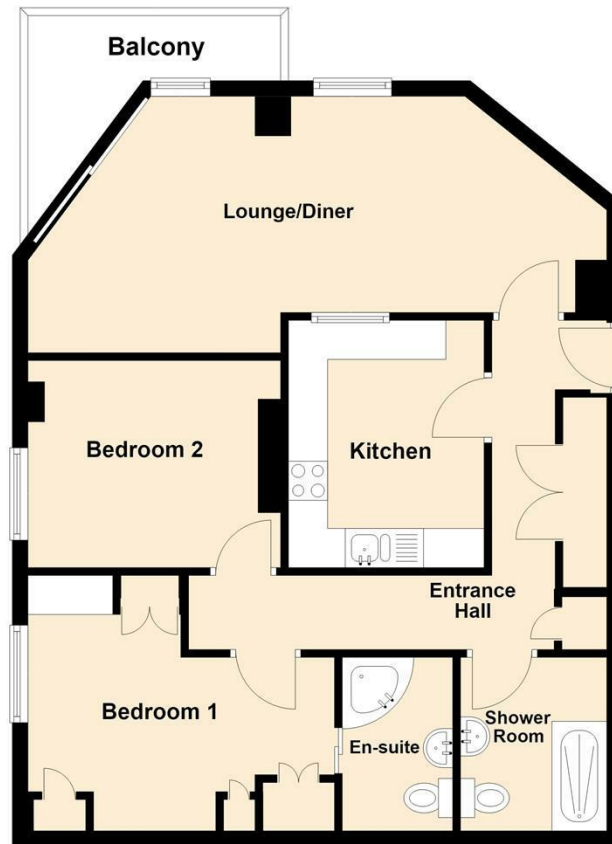
flood-map-for-planning.service.gov.uk/location







First Floor



Hobbs & Webb

01934 644664

Open 7 days a week

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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.