Hobbs&Webb

LANDEMANN CIRCUS

Weston-Super-Mare, BS23 2QF

Price £205,000

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Hobbs & Webb are delighted to bring to the market this superbly presented first floor apartment, ideally situated within the popular Landemann Circus and enjoying attractive views towards the Weston coastline.

The accommodation is generously proportioned and well laid out, comprising two good-sized double bedrooms, a bright and spacious 15ft lounge/diner, and a modern refitted kitchen. The property is further enhanced by a stylish refitted bathroom suite, creating a contemporary and comfortable living environment.

A particular highlight is the useful garage, offering secure parking or excellent additional storage — a rare and valuable feature for an apartment of this type.

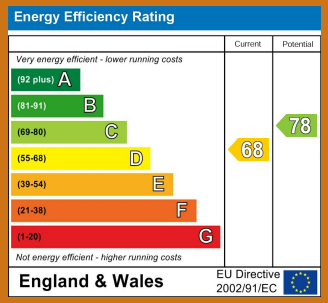
Well presented throughout and ideally located for local amenities, transport links and the seafront, this property would make an ideal first-time purchase, investment opportunity or coastal retreat. Early viewing is highly recommended to fully appreciate all that this apartment has to offer.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



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 Hall

Entry phone system, internal stairs rising to the first floor:-

Entrance Hall

Entrance door, entry phone system, radiator, downlights, telephone point, cupboard with hanging rail, further cupboard with double doors and space and plumbing for washing machine. Doors to the lounge/diner, kitchen, bedrooms and bathroom.

Kitchen

11'4 x 8'9 (3.45m x 2.67m)

A stylish kitchen comprising grey gloss wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks, Inset one and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob with extractor hood over. Eye level double oven, space for tall fridge/freezer, wall mounted 'Logic' gas combi boiler, uPVC double glazed window to the side aspect with views and wood effect herringbone vinyl flooring.

Lounge/Diner

15'10 x 15'8 (4.83m x 4.78m)

Cove ceiling, two radiators, uPVC double glazed window with view towards Weston coastline and television point.

Bedroom One

12'8 x 13'8 plus fitted wardrobes (3.86m x 4.17m plus fitted wardrobes)

Two uPVC double glazed sash windows to the front aspect, radiator, two built in wardrobes and television point

Bedroom Two

9'7 x 13'9 plus built in wardrobes (2.92m x 4.19m plus built in wardrobes)

Two uPVC double glazed sash windows to the front aspect, radiator and two built in wardrobes.

Bathroom

9'2 x 5'3 (2.79m x 1.60m)

Fully tiled walls, white panelled bath with mixer tap, rainfall shower and additional shower over. Low level WC, vanity wash hand basin with mixer tap over, chrome heated towel rail, uPVC obscured double glazed window to the side aspect, extractor fan and tiled effect flooring.

Garage

Tenure

We understand the flat is leasehold tenure with 983 year remaining on the lease. There is a monthly maintenance fee of £960 per annum which can be broken down to monthly payments.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- Mains drainage
- No Pets Allowed
- Council tax band B

PROPERTY DESCRIPTION

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. 78.8 sq. metres (848.4 sq. feet)

Total area: approx. 78.8 sq. metres (848.4 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 Copyright Hobbs and 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 replied upon for furnishing purposes and are approximate.