



**Hobbs & Webb**

BEACH ROAD  
Weston-Super-Mare, BS23 1DH

Price £125,000



A self contained third 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 sea glimpses and has a good size lounge and double bedroom, shower room and a fitted kitchen. The property enjoys Upvc double glazing, and electric night storage heaters as well as use of communal gardens, parking on a first come first served basis, 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		83	84
(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

## Communal Entrance

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

Entrance door to the apartment to.

## Entrance Hall

Loft access, meter cupboard, entry phone / 24 hour emergency care system, airing cupboard part shelved with light and housing hot water tank.

## Lounge

13'8" x 12'2" (4.17m x 3.71m)

Coved ceiling, a westerly facing room with a Upvc double glazed window with glimpses of the sea, night storage heater, TV and telephone points, emergency pull cord, glazed double doors to.

## Kitchen

8'7" x 7'8" (2.62m x 2.34m)

Coved ceiling, electric wall heater, Upvc double glazed window, fitted with range of maple effect units comprising double, corner, and 4 single wall cupboards, single bowl single drainer sink with double cupboard under, further single base cupboards and drawers with roll edge work tops over, with tiled surrounds, 4 ring electric hob with extractor hood over, integrated electric oven, space for fridge and freezer.

## Bedroom

17'5" x 8'7" plus door recess (5.31m x 2.62m plus door recess)

Coved ceiling, night storage heater, westerly facing Upvc double glazed window with sea glimpses, built in double wardrobe with mirrored folding doors.

## Bathroom

7'1" x 5'6" (2.16m x 1.68m)

Fully tiled walls, fitted with a modern suite of panelled bath with mains mixer shower over and glazed screen, low level WC, vanity wash hand basin with double cupboard under, extractor, electric heated towel rail.

## Tenure

125 year lease from 01/11/2003 with a ground rent of £450 per year and a maintenance charge of £2207.88 per year.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water Mains supply via Bristol Wessex water
- Heating via electric night storage heaters
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the cabinet
- Council tax band B

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

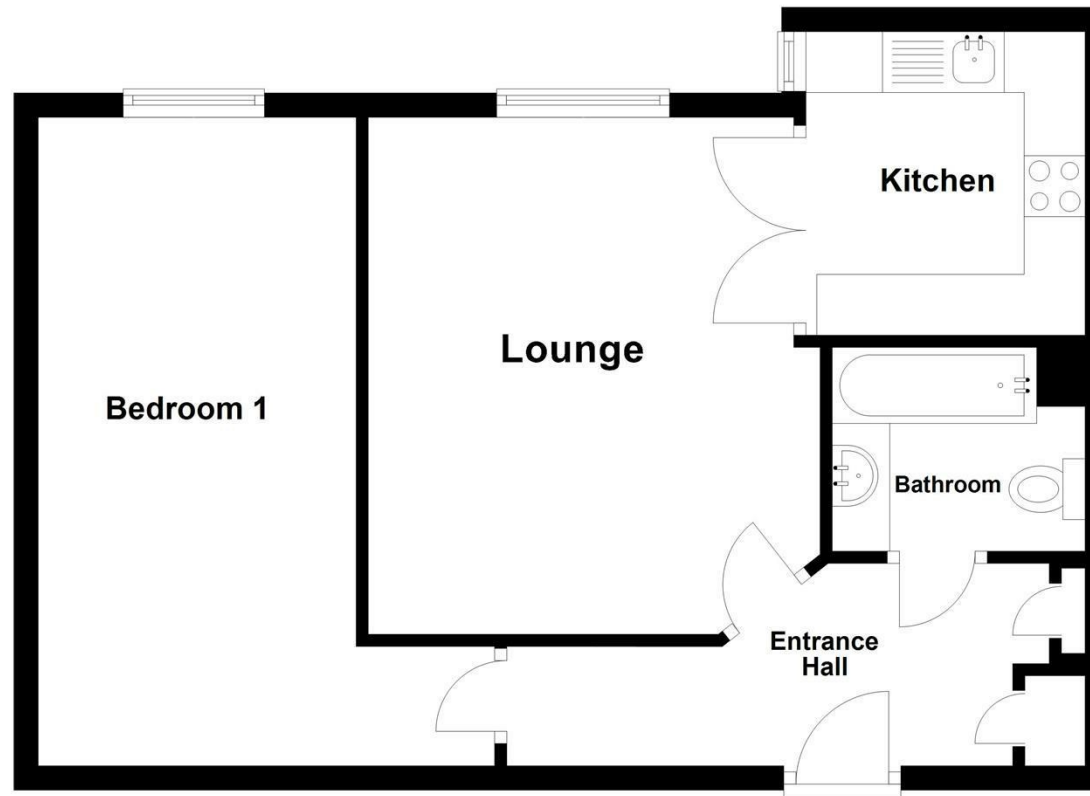
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

## Third Floor



# Hobbs & Webb

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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.