



**Promenade House, Beach Road, Weston-Super-Mare, BS23  
4AP**

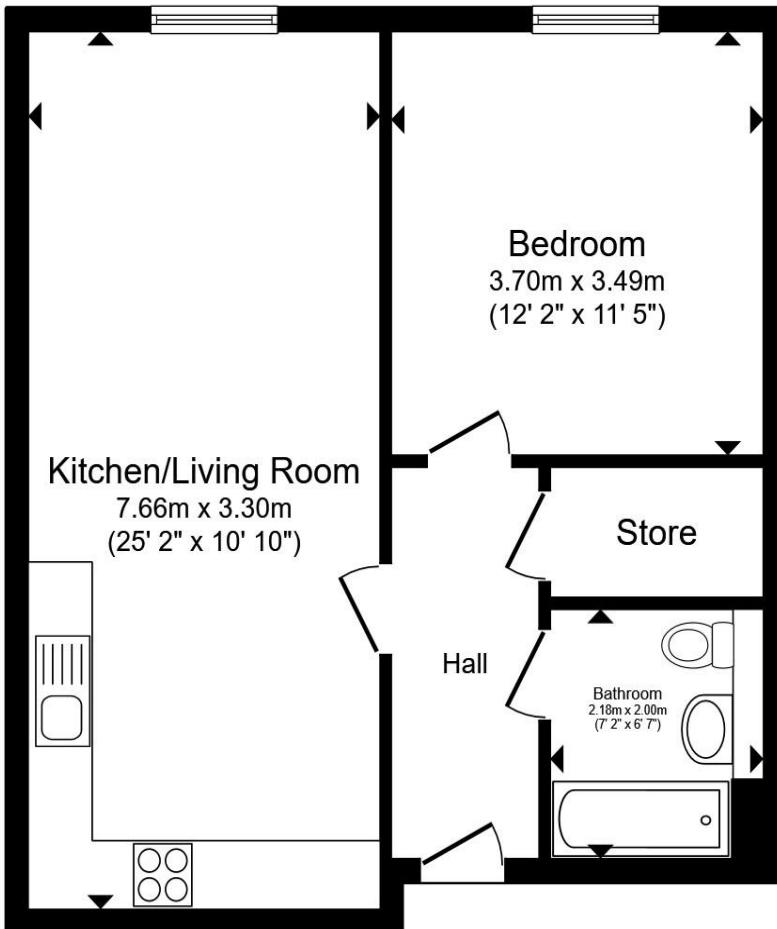
  
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## **Promenade House Beach Road, Weston-Super-Mare**

A beautifully presented one-bedroom ground floor apartment in the sought Promenade House, set directly on Weston-Super-Mare's seafront, offering an impressive open-plan kitchen/living space, a spacious double bedroom, and a contemporary bathroom.





## Communal Entrance

## Entrance Hall

## Open Plan Kitchen Living Room

10' 10" x 25' 2" ( 3.30m x 7.67m )

## Kitchen Area

### Bedroom

11' 5" x 12' 2" ( 3.48m x 3.71m )

### Bathroom

6' 7" x 7' 2" ( 2.01m x 2.18m )

## Lease Information

The property is being offered with a share of the Freehold and is on a 999 lease as of 2022. The annual service charge is £1275.00.

Total floor area 51.2 m<sup>2</sup> (551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Promenade House, Weston-Super-Mare

- Attractive & Spacious Ground Floor Apartment - Sought-After 'Promenade House' Development
- Recently Converted (Approx. 3 Years Ago) - Thoughtfully Designed with Built-In Storage
- Open Plan Kitchen/Living Space, Generous Double Bedroom, Stylish Contemporary Bathroom
- Fully Integrated Kitchen & Interiors Finished to a High Standard
- Immaculate Communal Areas - Secure Entry System
- Positioned Just Steps from Weston-Super-Mare's Beach

**Tenure: Leasehold EPC Rating: D**

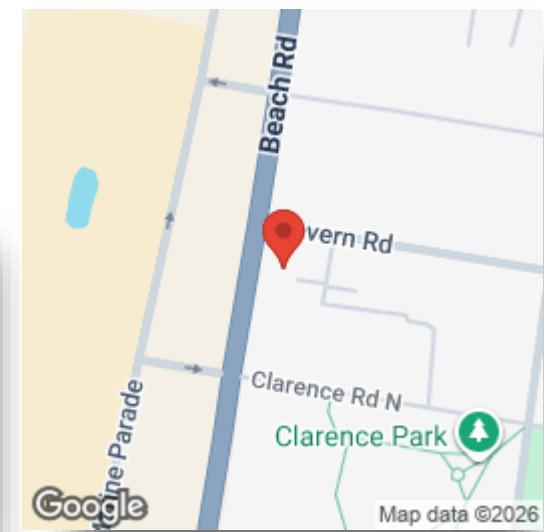
**Council Tax Band: B Service Charge: 1275.00**

**Ground Rent: Ask Agent**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£165,000**



**view this property online** [allenandharris.co.uk/Property/WEL106310](http://allenandharris.co.uk/Property/WEL106310)

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Property Ref:  
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