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Royal Court £259,950

- * Sea Front Location
- * Views Over Communal Gardens
- * 15' Lounge Diner
- * Allocated Parking
- * Two Bedrooms
- * Modern Bathroom & Ensuite



114 High Street, Worle, BS22 6HD

Flat 17 Royal Court, Royal Sands, Weston super Mare, BS23 4NJ

Description

Situated in the private and secure location of Royal Sands and with an abundance of communal gardens. All in a stones throw from Weston Promenade, golf course, beach and lawns. This well presented two bedroom first floor flat is a must view property. Originally built in 1868 and occupied since converted in 1999 and boasting 15' lounge diner with views across the well maintained communal gardens all with a glimpse of the sea. The high ceilings throughout and large windows make the apartment bright and airy. If you are looking for secure a quiet living, this is the place for you. There is one allocated parking space and two good size bedrooms, with modern en-suite to master. Modern bathroom and 13' kitchen.

Accommodation

Entrance

Two secure vehicular and pedestrian entry points with keypad access.

Entrance Hall

Communal entrance door with communal post boxes. Door through to entrance hallway with staircase rising to first floor accommodation.

Entrance Hallway

Door through to

Entrance

Timber door with spy hole. Access point telephone. Access to loft space, which is part boarded with loft light and ladder. Hive central heating control. Storage cupboard. Radiator. Smooth ceiling finish with coving.

Lounge/Diner 15' 5" x 13' 0" (4.70m x 3.96m)

A beautiful bright and airy room, with double doors and Juliette balcony, with views over the communal gardens and a glimpse of the sea. Stone decorative fireplace. Radiator, smooth ceiling finish with coving. Double doors through to

Kitchen

fitted with a range of wall mounted and base units with roll edge work surfaces over, and tiled to splash backs. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Integrated fridge, integrated freezer and integrated washer/drier. Built in double oven with four ring gas hob and cooker hood over. Laminate flooring, Cupboard housing Worcester combination boiler. Smooth ceiling finish with spotlights and coving. Extractor fan. Radiator.

Master Bedroom 14' 0" x 12' 2" (4.26m x 3.71m)

Smooth ceiling finish with coving. Windows to front aspect. Built in double wardrobes, radiator. Door to

En-suite 5' 5" x 5' 9" (1.65m x 1.75m)

A modern suit of fully enclosed and tiled, corner shower enclosure with rainfall style mains showers over and handheld attachment. Vinyl floor covering, smooth ceiling finish, rectangle sink unit with central mixer tap. W.C. ladder style radiator. Extractor fan. Part tiled walls.

Bathroom

A modern suite comprising panelled bath with shower attachment and inset storage shelf. Vanity wash hand basin with storage under, concealed cistern W.C. Laminate flooring. Extractor fan. Ladder style radiator. Part tiled walls. Smooth ceiling finish.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Bedroom 2 13' 0" x 7' 2" (3.96m x 2.18m)

Smooth ceiling finish, loft hatch. Radiator. Window to rear aspect with views over the communal gardens.

Outside

Walkways through the communal garden, leading to a viewpoint to the sea. Visitor parking. One allocated parking space. Secure bin store.

Tenure

Leasehold. Balance of 999 years remaining on Lease. Ground rent £1.00 annually, Service Charge £1800.00 annually. Estate Rent Charge £522 annually.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Council Tax – D

EPC - C

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

