



**6, ROYAL COURT, ROYAL SANDS, BEACH ROAD
WESTON-SUPER-MARE, BS23 4NJ
£320,000**

A well presented and particularly spacious Ground Floor Apartment in this highly sought after gated development just off the Sea Front and around 1.5 miles from the Town Centre, Railway Station and other amenities.

The accommodation includes 2 double Bedrooms (1 En Suite), Lounge with direct access to the private garden, gas central heating, double glazing and a parking space. In addition there are extensive Communal Gardens and secure gated access.

An internal inspection is recommended

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system to Communal Hall. Door to:-

Entrance Vestibule:
Further door to:-

Hall:
Radiator. Loft access. Walk-in store cupboard.

Lounge:
14'8 x 13'5 (4.47m x 4.09m)
Fire surround. Radiator. TV point. Double glazed french doors to Garden.

Kitchen:
13'4 x 7'9 (4.06m x 2.36m)
Fitted with a range of wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring gas hob with concealed extractor hood over. Integrated fridge/freezer and washing machine. Tiled splashback. Radiator. 'Vaillant' gas fired boiler providing central heating and hot water.

Bedroom 1:
17' x 12'6 (5.18m x 3.81m)
excluding door recess. Fitted wardrobes. Radiator. Door to:-

En Suite:
Shower cubicle with 'Mira' shower unit. Low level WC. Vanity wash basin. Tiled splashback and floor. Radiator. Extractor.

Bedroom 2:
16'2 x 14'9 max (4.93m x 4.50m max)
Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback and floor. Radiator. Extractor.

Outside:
Designated Parking Space. Private Patio Garden with gated access to to extensive Communal Gardens with areas of lawn and patio with mature trees and shrubs and a large Terrace with views over the beach and Weston Bay.

Tenure:
Leasehold for an original term of 199 years, subject to a £1 Annual Ground Rent.

Service Charge:
£1,800 per annum plus £522 per annum Estate Fees

Council Tax:
Band D

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

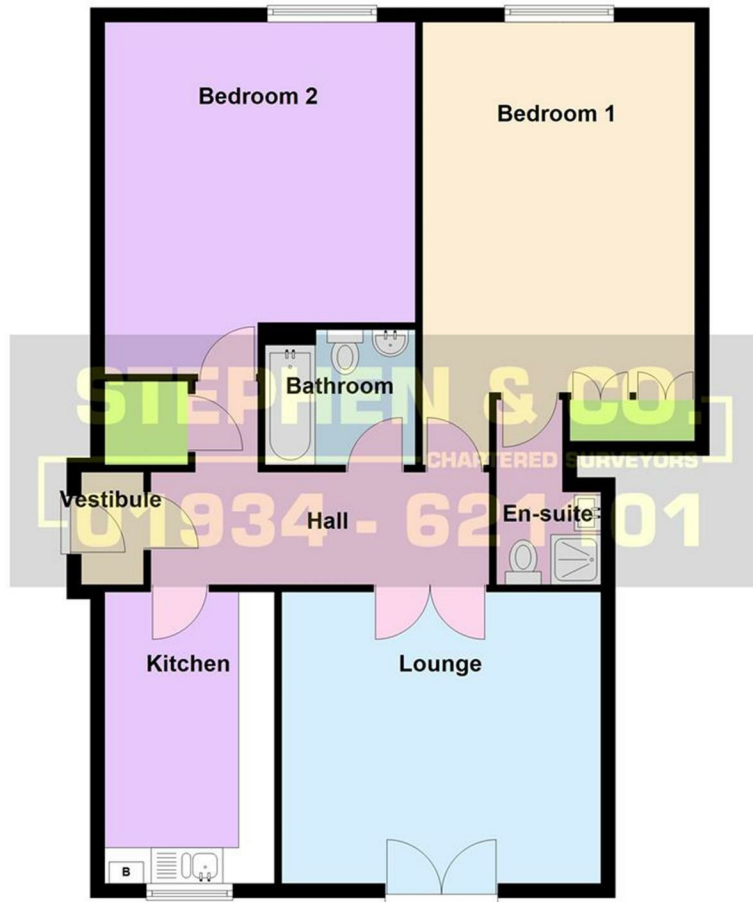
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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	

Ground Floor

Approx. 91.2 sq. metres (981.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



