



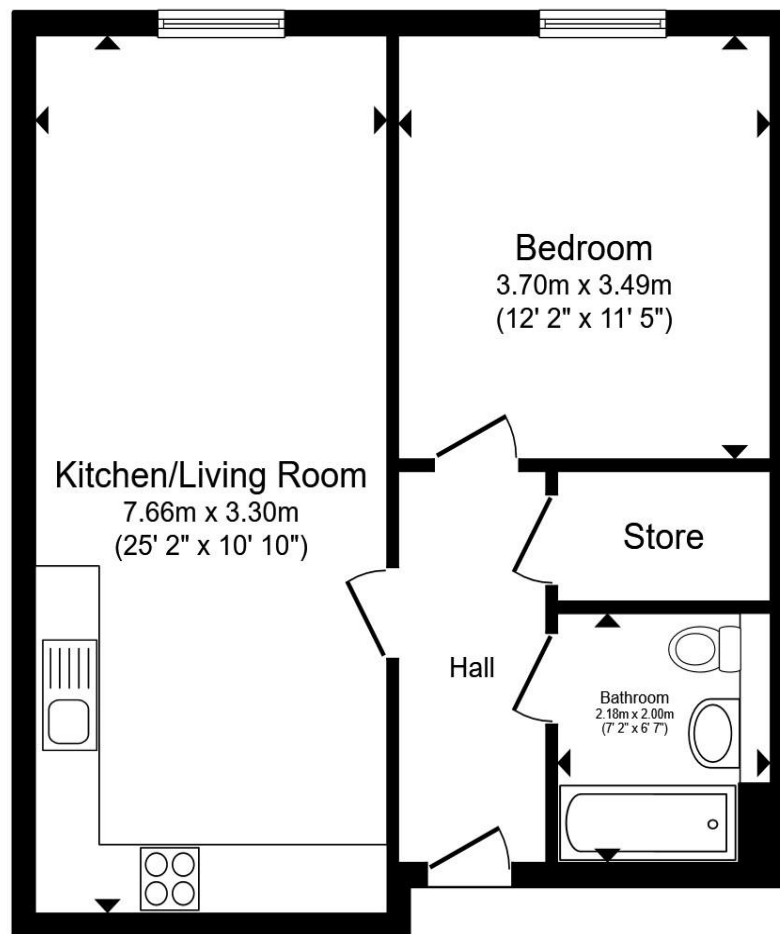
**Promenade House, Beach Road, Weston-Super-Mare, BS23
4AP**

welcome to

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.





Total floor area 51.2 m² (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

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.

welcome to

Promenade House, Beach Road

- 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
- Fully Integrated Kitchen & Interiors Finished to a High Standard
- Generous Double Bedroom, Stylish Contemporary Bathroom
- Ideal First-Time Buy, Downsize or Holiday Home
- 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. offers in excess of **£150,000**



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106310



Property Ref:
WEL106310 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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