



Flat 26, Beach Court, Beach Road, Weston-super-Mare, North Somerset, BS23 1BD



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£240,000

Welcome to this charming two bedroom leasehold upper-floor apartment, offering a cosy and relaxed living space with beautiful views. As you step inside, you'll find a comfortable main living area that's bathed in natural light, creating a pleasant and inviting atmosphere. The large windows provide delightful views of the seafront, town, hillside, and the scenic Mendip hills, adding a touch of tranquility to your daily life. Step out onto your private balcony, a perfect spot to unwind and enjoy approximately southerly facing aspects. Practicality is at its best with private parking, ensuring a hassle-free experience when you return home. The additional storage area is a handy feature, helping you keep your living space neat and organized. For added convenience, the lift access to the upper floors makes getting around a breeze, enhancing the overall ease of living in this welcoming apartment. Discover a lifestyle of comfort and simplicity in this delightful two-bedroom apartment. Occupying an ideal, front line position on Weston's prolific seafront, the property is on the level and just a stone's throw away from the beach, shops, restaurants and town centre with local amenities close by. A regular bus service is within reach which offers transport to most areas of the town and outlying districts. Viewing this fantastic home is highly recommended by the agent.

With its pleasing views, cosy living spaces, private balcony, parking, storage, and easy accessibility, this property is an ideal choice for those seeking a relaxed and charming home. Don't miss the chance to make this tranquil retreat your own.

- A superb two bedroom leasehold upper floor apartment
- Enjoying spectacular views across the prolific seafront, town, hillside and Mendip hills beyond
- A light and bright main living area
- Private balcony enjoying approximately southerly facing aspects
- Private parking and storage area
- Lift access to the upper floors
- EPC Rating: D64 Council tax band: C



Accommodation

Entrance

Communal entrance door with entry phone system, light and lift access to the seventh floor and leading to apartment number 26.

Hallway

Two useful storage cupboards, electric heater, doors to principal rooms, ceiling lights.

Shower Room

A low-level WC, wash hand basin over vanity unit, enclosed electric shower, heated towel rail, tiled walls, ceiling light.

Bedroom One

A fantastic double bedroom with UPVC double glazed 'tilt and turn' windows providing spectacular coastal far-reaching views, electric heater and ceiling light.

Bedroom Two

UPVC double glazed 'tilt and turn' windows, providing spectacular views, electric heater, ceiling light.

Kitchen

A range of wall and floor units with worktops and tiled splashback over, UPVC double glazed window providing superb views, internal window to living room, stainless steel sink and drainer, four ring electric hob with extraction hood over, space and plumbing for appliances, integrated fridge freezer, spotlight track.

Living / Dining Room

A wonderful light and bright main living dining area with a UPVC double glazed sliding door onto the private balcony area, another UPVC double glazed window, two electric heaters, ceiling lights.

Balcony

With tiled flooring and enclosed by metal railings and stone wall, enjoying approximately southerly facing aspects and providing a tremendous private area to enjoy the pleasant outlook.

Outside

A shared tarmac driveway leads you to the entrance door, various garages with a visitors parking area.

Private Parking / Storage Area

A shared electronic up and over garage door leads you to one allocated off street parking space and storage area.

Tenure

Leasehold – 999 Years from 1971.

Management Fees and Ground Rent

£1,000 Half yearly

No Ground rent

Services

Mains electric, water and drainage.





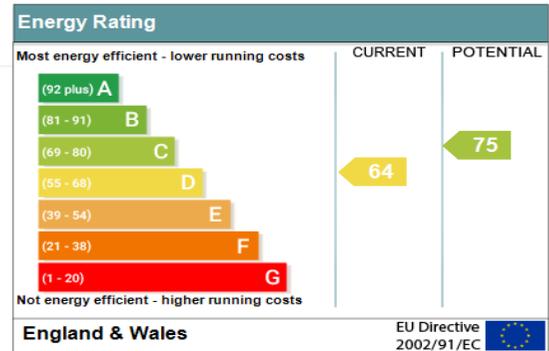
Approximate total area[†]
719.52 ft²
66.85 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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