



18 Rozel House, Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

18, Rozel House, Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BU

£279,000

A commanding two bedroom, first floor apartment situated within a prestigious building on Weston-super-Mare's golden seafront. The leasehold property enjoys phenomenal un-interrupted coastal views of the Bristol Channel and beyond from the living room and bedrooms whilst it's southerly facing aspect allows an abundance of light to fill the rooms. The apartment comprises living/dining room, kitchen, bathroom, master bedroom with en-suite shower room and a second double bedroom. The living room is a fantastic space and unique feature of the apartment with three sets of 'Juliette' style doors and is the perfect sun trap ideal for relaxing, entertaining, or simply to enjoy the sun setting over the coastline. An added benefit of the property is an allocated parking space with a gated entrance and lift access to all floors. EPC Rating B83, Council Tax Band E. Occupying an ideal position on Weston's Seafront and opposite Marine Lake, the well positioned apartment is a stone's throw away from the beach, shops, restaurants and Weston-super-Mare's town centre with local amenities close by. For the commuter, excellent transport links are within reach including Junction 21 which provides access to the M5, and from there to most major towns and cities. There is a mainline train station enabling fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts.

- **Commanding two bedroom, leasehold apartment**
- **Situated in the prestigious Rozel House, excellently positioned on Weston's golden seafront**
- **Unique location, unique style with tremendous views across Weston Bay and beyond**
- **Master bedroom with en-suite**
- **Allocated off-street parking and lift access to all floors**
- **Sold with the benefit of no onward chain**



Accommodation

Entrance

A prestigious entrance area, entry phone system, lift access or stairs leading to the Apartment.

Hallway

Spacious entrance hallway, useful storage cupboard and another housing hot water tank, doors to rooms, three ceiling lights.

Bathroom

Tiled flooring, low level W/C, wash hand basin over vanity unit, heated towel rail, bath with shower attachment, extraction fan, ceiling spotlights.

Superb Open Plan Kitchen, Living & Dining Area

Kitchen Area

Tiled flooring, a range of wall and floor units, stainless steel one and a half bowl sink and drainer, inset electric hob, oven under, tiled splashbacks, integrated fridge freezer, dish washer, washing machine, opening to living area, ceiling spotlights.

Living/Dining Area

A fantastic open plan living space with three sets of double glazed doors and 'Juliette' style balconies revealing the tremendous coastal views, double glazed windows, two ceiling lights.

Bedroom One

Double bedroom, double glazed window, ceiling light, door to en-suite.

En-suite

Low level W/C, wash hand basin over vanity unit, enclosed mains fed shower, heated towel rail, extraction fan, ceiling light.

Bedroom Two

Double bedroom, double glazed window revealing the views, ceiling light.

Allocated Off-street Parking

Tenure

Leasehold - 999 years from 2004.

Management Fees

The annual service charge: £2,805.40, payable at £701.35 per quarter; (includes buildings insurance).

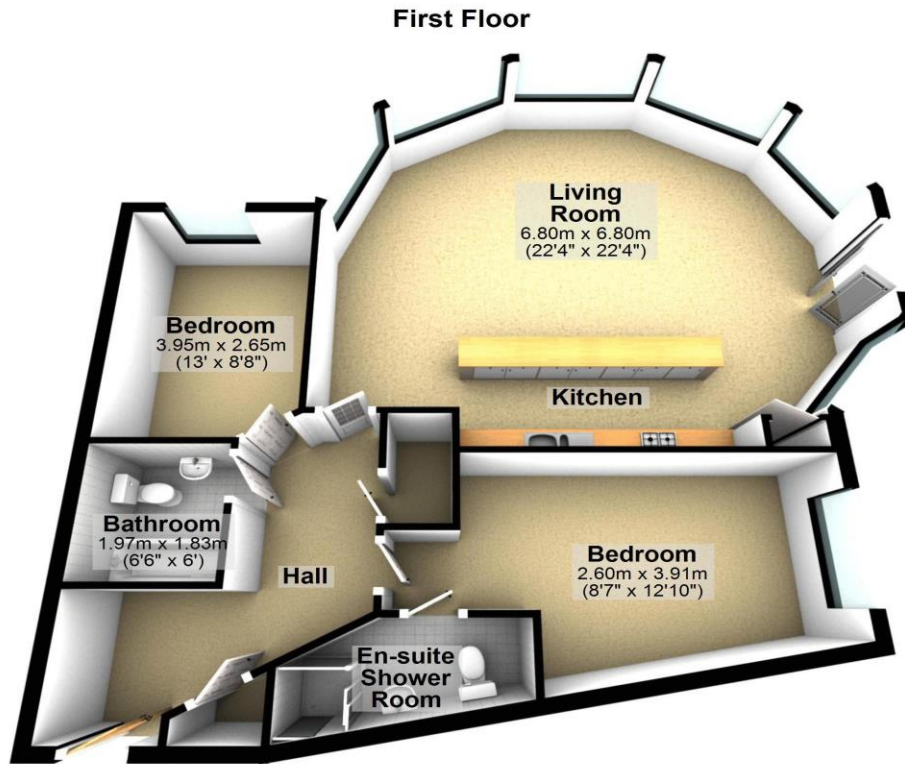
Ground Rent

Half yearly ground rent - £100.00

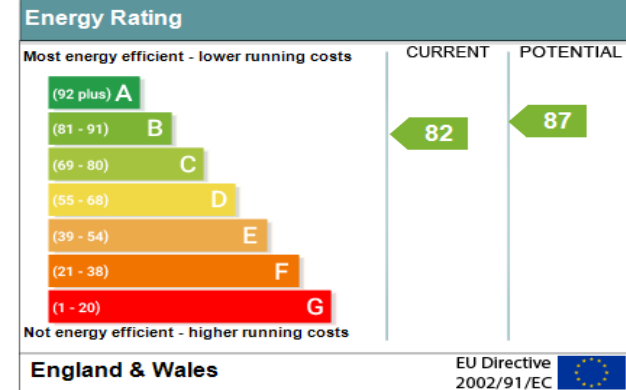
Services

Mains drainage, water and electricity.





Address: Flat 18, 42 Birnbeck Road, WESTON-SUPER-MARE, BS23 2...
 RRN: 3432-6525-1100-0321-6296



Company Registration No. 08744483 VAT No. 173 8517 84

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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