



Flat 7, Capri Villas, Upper Kewstoke Road, Weston-super-Mare, North Somerset, BS23 2ES



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£270,000

Experience coastal living at its finest in this wonderful two-bedroom, first-floor, leasehold apartment. Perched perfectly to capture breathtaking sea views, this residence offers not only a home but a serene retreat. Step onto your private balcony terrace and let the gentle sound of waves envelop you as you bask in the beauty of the ocean. The interior seamlessly combines an abundance of light and functionality, boasting a flexible open-plan living / dining room. Embrace the freedom to arrange your space to suit your lifestyle, whether it's entertaining friends or enjoying quiet evenings with the sea as your backdrop. Parking is a breeze with a single garage for your convenience, accompanied by allocated off-street parking. No need to worry about the elements, as there is the added benefit of UPVC double glazed windows and gas central heating. Located on Upper Kewstoke Road in Weston-super-Mare, this apartment offers not just a residence, but a coastal living experience. Watch the sunset over the water from your balcony, stroll along the nearby beaches, and relish the proximity to local amenities. Don't miss this opportunity to own a piece of coastal paradise with all the home comforts. Whether you're seeking a full-time residence or a vacation getaway, this apartment is a testament to luxurious seaside living. Immerse yourself in the beauty of the sea and make this apartment your own. EPC Rating D67, Council Tax Band C.

- A superb two bedroom, first floor, leasehold apartment
- Offering breathtaking sea views, with a private balcony / terrace
- Flexible, open plan living / dining room
- Situated in a unique coastal location
- Single garage and allocated off-street parking
- Added benefit of UPVC double glazed windows and gas central heating



Accommodation

Communal Entrance

Communal entrance door, entry phone system, hallway, stair flight rising to the first floor and Apartment Number Seven.

Hallway

Doors to rooms, useful storage cupboard with a fixed double glazed window housing gas fired boiler and another superb storage cupboard, radiator, wall and ceiling light.

Living / Dining Room

A light and bright main living area with two timber framed double glazed windows enjoying the spectacular views, two radiators, opening to kitchen, UPVC double glazed patio door and fixed window panels onto balcony, wall and ceiling lights.

Kitchen

A range of wall and floor units with worktops and tiled splashbacks over, stainless steel sink and drainer positioned under a UPVC double glazed window offering spectacular coastal views and beyond, space for cooker, fridge freezer and appliance, spotlight track.

Balcony Terrace

Partly enclosed by metal railings, enjoying spectacular sea views, outside light.

Bedroom One

A super double bedroom with a UPVC double glazed window, radiator, ceiling light.

Bedroom Two

Another good sized bedroom with a UPVC double glazed window, radiator, ceiling light.

Bathroom

Low level W/C, panelled bath, shower attachment over, wash hand basin and pedestal, radiator, UPVC double glazed window, ceiling light.

Garage

Up and over garage door, power supply point, wall light.

Tenure

Leasehold – 999 year lease from 1984.

Services

Mains electric, gas, drainage, water.

Management Fees & Ground Rent

Management fees £1,800 per annum (£450 paid quarterly), no ground rent.





Approximate total area⁽¹⁾
842.71 ft²
78.29 m²

Reduced headroom
25.55 ft²
2.37 m²

(1) Excluding balconies and terraces

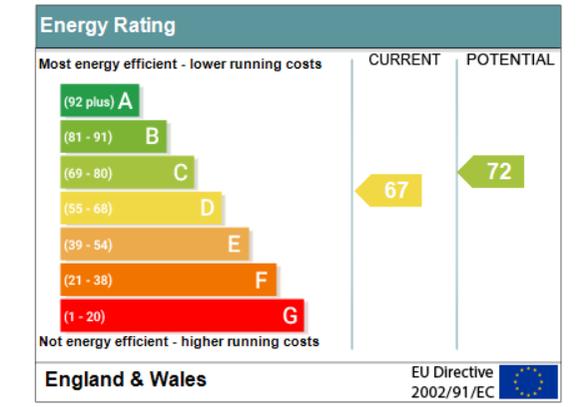
☐ Reduced headroom (below 1.5m/4.92ft)

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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