



Flat 3 Highbury Court, Highbury Road, Weston-super-Mare, North Somerset, BS23 2DR



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£165,000

Introducing this charming two-bedroom, first-floor leasehold apartment, offering a comfortable and well-presented living space. The property boasts a hillside positioning which is within easy reach of the prolific seafront, promenade, and beach. Upon entering the apartment, you will be greeted by a well-presented living area, perfect for relaxing or entertaining guests. The two bedrooms offer ample space for rest and relaxation, ensuring a peaceful night's sleep. One of the standout features of this property is the added advantage of private allocated off-street parking, providing convenience for your vehicles. Additionally, a single garage is included, offering further parking or storage options. The property is being sold with the added benefit of no onward chain, making it an ideal opportunity for first-time buyers, investors, or those simply looking for a chain-free move. Homes nestled within Weston's hillside are most desirable, and the area offers many attractive characteristics to prospective residents. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront and promenade are also close by. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station provides excellent transport links to most major towns and cities, and the nearby bus service provides connection to most areas of the town and outlying districts. A short drive out to the surrounding villages and countryside is a must, with an abundance of rural activities to enjoy.

- Two bedroom, first floor, leasehold apartment
- Well presented living areas
- Hillside positioning within reach of prolific seafront, promenade and beach
- Added benefit of private allocated off street parking
- Single garage
- Sold with the benefit of no onward chain
- EPC Rating E54, Council Tax Band B



Accommodation

Communal Entrance

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

Hallway

Doors to principal rooms, useful storage/airing cupboard with space for appliance, radiator, ceiling lights.

Living / Dining Room

Timber framed double glazed bay style window, radiator, coved ceiling, ceiling light.

Kitchen

Tile effect vinyl flooring, a range of wall and floor units with worktops and tiled splashbacks over, space for freestanding cooker, fridge, freezer and plumbing for appliance, inset stainless steel sink and drainer positioned under a timber framed double glazed window, wall mounted gas fired boiler, ceiling light.

Bedroom One

Timber framed double glazed window, radiator, ceiling light.

Bedroom Two

Timber framed double glazed window, radiator, ceiling light.

Bathroom

Tile effect vinyl flooring, low level W/C, panelled bath with mains fed shower and glass screen over, wash hand basin over vanity unit, heated towel rail, timber framed double glazed window, wall and ceiling light.

Outside

Front Driveway / Parking

On approach to the property there is a block paved driveway providing allocated off-street parking with a space in front of the garage for Apartment Number Three and pathway leading to the entrance door.

Garage

Up and over garage door, power supply and lighting.

Tenure

Leasehold - 999 year lease from 1989.

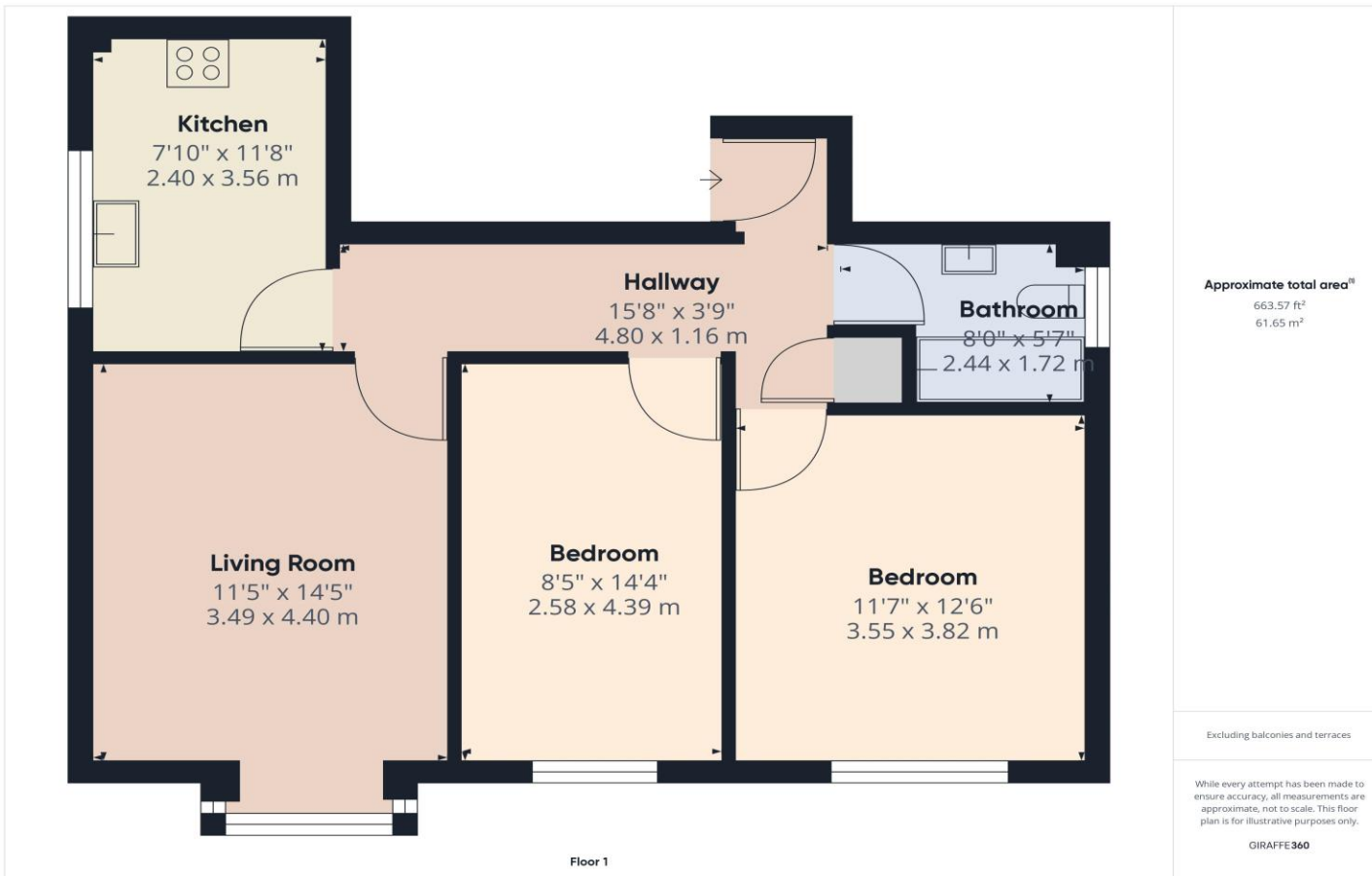
Management Fees and Ground Rent

£150.00 every 3 months.

Services

Mains gas, electricity, water and drainage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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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