



302 Carlton Mansions South, Beach Road, Weston-super-Mare, North Somerset, BS23 1SW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£180,000

Welcome to Carlton Mansions on Beach Road, where coastal living meets practicality. Situated on the third floor, this leasehold apartment boasts two bedrooms and a private balcony offering wonderful South Westerly coastal views. The property features a communal lift for easy access to the upper floors.

This delightful apartment includes one allocated off-street parking space in a secure communal car park, ensuring convenience and peace of mind for residents. Located along the seafront of Weston-super-Mare, this property provides easy access to local amenities and the famous beach.

Occupying an ideal, front line position, 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.

Don't miss the opportunity to make this apartment your own and experience the best of coastal living in this popular building.

- A two bedroom, third floor, leasehold apartment
- Offering fantastic coastal views
- With a private balcony enjoying approximately South Westerly facing aspects
- One allocated off-street parking space with a secure communal car park
- Well positioned along the seafront of Weston-super-Mare, within reach of local amenities and prolific beach
- Communal lift access to the upper floors
- EPC rating C80, council tax band D



Accommodation

Communal Entrance

Communal entrance door, hallway and entry phone system with lift access and stairs rising to the upper floors and Apartment Number 302.

Hallway

Doors to principal rooms, useful storage cupboards, one housing hot water tank, electric heater, ceiling lights.

Kitchen

Tile effect flooring, a range of wall and floor units with worktops and tiled splashbacks over, inset one and a half bowl stainless steel sink and drainer, four-ring electric hob with extraction hood over, eye-level oven and grill, space and plumbing for appliance and fridge freezer, internal window to living area, extraction fan, ceiling light.

Living Room

Light and bright living area with double glazed sliding door onto private balcony enjoying super sea views, heater, wall and ceiling lights.

Balcony

A private balcony area enjoying approximately South West facing aspects, a super spot to enjoy the lovely views.

Bedroom One

Double glazed window, electric heater, fitted wardrobes, ceiling light.

Bedroom Two

Fitted wardrobes with sliding door, double glazed window, electric heater, ceiling light.

Parking

Positioned within a secure gated communal car parking area, there is one allocated off-street parking space.

Tenure

Leasehold - lease length TBA.

Management Fees & Ground Rent

TBA.

Services

TBA.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	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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