



Apartment 5 Rolls Lodge, 2a Paragon Road, Weston-super-Mare, North Somerset, BS23 2DA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Apartment 5 Rolls Lodge, 2a Paragon Road, Weston-super-Mare, North Somerset, BS23 2DA

£240,000

This lovely two bedroom, first floor apartment is set within the beautifully converted Birnbeck Lodge Apartments site. The stunning and inspirational redevelopment is located in a prominent front line position on Weston's golden seafront, enjoying fresh sea breeze and glorious sunsets whilst overlooking Marine Lake and the Bristol Channel. Originally constructed in the late 19<sup>th</sup> century, this commanding Victorian building has been converted into twenty six luxury, one and two bedroom apartments, finished to a high specification and an exceptional 'turn key' standard. The apartments offer a unique combination of sea facing vistas, terraces and balconies, showcasing the magnificent uninterrupted coastal scenes. Apartment Five Rolls Lodge briefly comprises an impressive main kitchen / living area with a fantastic bay style window feature, contemporary bathroom, two bedrooms, and a useful storage / utility cupboard. The well positioned property is a stone's throw away from the seafront, beach, shops, restaurants, and Weston-super-Mare's town centre with local amenities close by. Excellent transport links are within reach including Junction 21 which provides easy access to the M5, and from there most major towns and cities. A mainline train station enables 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. Built with local needs in mind, this exclusive collection of homes presents a wonderful opportunity for the first time buyer, downsizer, or could be a great spot for a second home or 'lock up and leave'. It goes without saying, viewing this outstanding property is highly recommended. EPC/SAP Rating TBA, Council Tax Band TBA.

- A lovely, two bedroom, first floor, leasehold apartment
- Light and bright, well appointed, open plan living areas
- Enjoying partial coastal views across Weston-super-Mare seafront and coastline beyond
- Within reach of Weston-super-Mare's prolific seafront, beach and local amenities
- Well positioned for the commuter, with excellent transport links to Bristol and further afield
- Recently developed and converted from a former period property, retaining some characterful features





# Accommodation

## Communal Entrance

An aluminium double glazed, communal entrance door with entry phone system, entrance area and stair flight rising to the first floor and Apartment Number Five.

## Hallway

Wood effect laminate vinyl tile flooring throughout, doors to principal rooms, an excellent storage cupboard, electric heater, ceiling light.

## Kitchen / Living Room

An impressive, main kitchen / living area with wood effect laminate vinyl tile flooring throughout, three aluminium double glazed windows offering partial views and two electric heaters. The kitchen area offers a range of well presented wall and floor units with quartz worktops and upstands over, four-ring induction 'Bosch' hob, oven under and extraction hood over, inset stainless steel sink, integrated dishwasher, fridge and freezer, two electric heaters, ceiling lights, ceiling spotlights.

## Storage Cupboard

Double doors for access, useful storage cupboard with fitted shelving housing hot water tank, space for appliance, consumer unit, ceiling light. Included is a 'Bosch' washer dryer.

## Bathroom

Tiled flooring and part tiled walls, low level W/C, wash hand basin, panelled bath with shower and glass screen over, heated towel rail, mirrored wall light, extraction fan, ceiling spotlights.

## Bedroom One

An aluminium double glazed window, electric heater, ceiling light.

## Bedroom Two

An aluminium double glazed window, electric heater, ceiling light.

## Tenure

Leasehold - New 999 year lease.

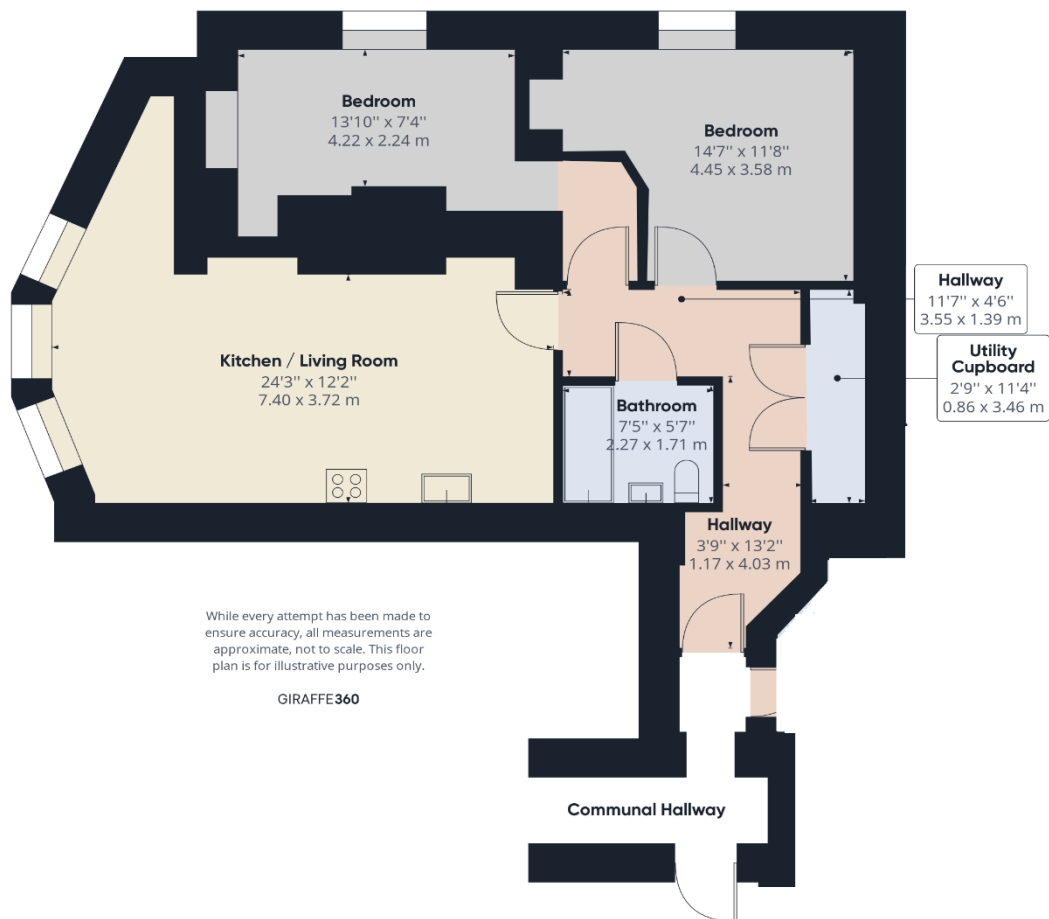
## Services

Mains electricity, water and drainage.

## Management Fees and Ground Rent

TBA.





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.

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