



Apartment 8 Birnbeck Lodge, 38 Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BX



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£300,000

This wonderful two bedroom, second 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 19th 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 Eight Birnbeck Lodge briefly comprises an impressive open plan main kitchen / living room with stunning coastal views. The kitchen area includes a range of well-appointed units with quartz worktops and various integrated appliances. Completing the accommodation is a 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 Rating D68, Council Tax Band TBA.

- A wonderful two bedroom, second floor, leasehold apartment
- Enjoying spectacular coastal views across Weston-super-Mare seafront and coastline beyond
- Beautifully appointed, open plan kitchen / living area
- Benefitting from solar PV panels
- Within reach of Weston-super-Mare's prolific seafront, beach and local amenities
- Recently developed and converted from a former period property, retaining some characterful features



Accommodation

Communal Entrance

Hallway

Wood effect laminate vinyl flooring, doors to rooms, two aluminium double glazed windows, split-level landing, electric heater, ceiling lights, useful storage / utility cupboard housing hot water tank and providing space and plumbing appliance.

Kitchen / Living Room

An impressive main kitchen / living area with wood effect laminate vinyl tile flooring, two aluminium double glazed sash windows offering spectacular sea views and another window to side, a well-presented range of wall and floor units with quartz worktops and upstands over, stainless steel sink, four-ring induction hob with oven under and extraction hood over, integrated fridge, freezer and dishwasher, roof access hatch, electric heater, extraction fan, ceiling spotlights, ceiling lights, two electric heaters.

Bathroom

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

Bedroom Two

Two aluminium double glazed windows, electric heater, ceiling light.

Bedroom One

Two aluminium double glazed windows, electric heater, ceiling light.

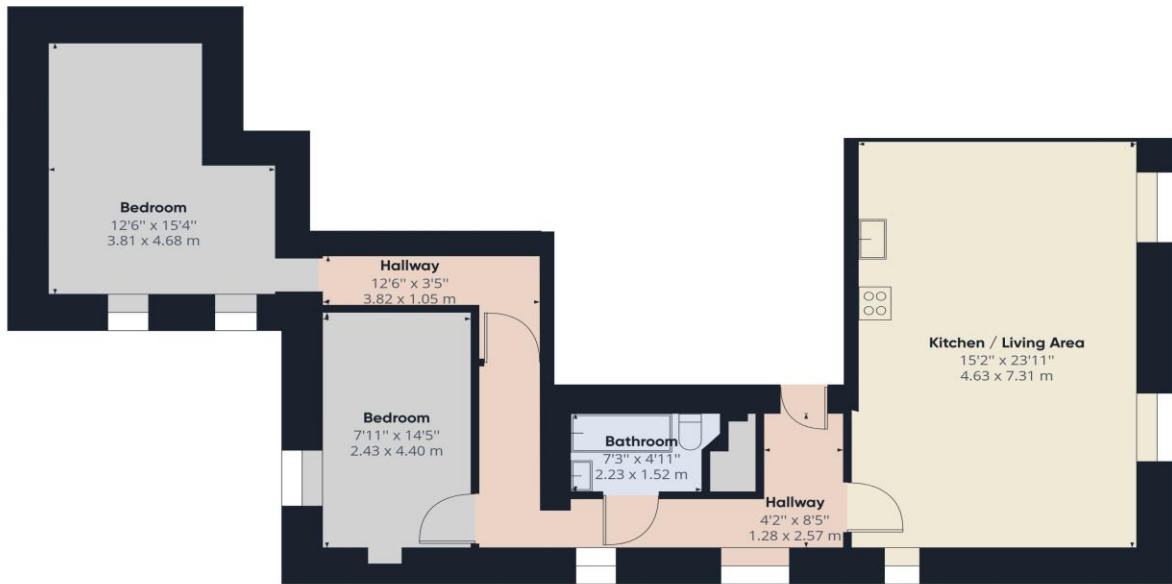
Tenure

Leasehold - 999 year lease.

Management Fees

Management Fees £157.50 PCM. PV Panels: £200.00 PA. No ground rent.





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



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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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