



Ground Floor Flat, 8 Henry Butt House, Boulevard, Weston-super-Mare, North Somerset, BS23 1NF

  
**DAVID PLAISTER**  
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## Ground Floor Flat, 8 Henry Butt House, Boulevard, Weston-super-Mare, North Somerset, BS23 1NF

£185,000

Introducing a stunning, well-presented two-bedroom leasehold apartment, situated on the ground floor and boasting its own allocated off-street parking space. This property is being sold with the benefit of no onward chain. Excellently positioned within the town centre of Weston-super-Mare, residents will have the convenience of having a wealth of local amenities right at their doorstep. From supermarkets, shops, and cafes to restaurants and entertainment venues, everything you need is within easy reach. The property is also conveniently located near transport links, making it a breeze to travel around the area or even further afield. The building itself boasts an abundance of architectural features that give it a unique and appealing appearance. Step inside the property and you'll be greeted by a well-presented interior. The apartment comprises of two bedrooms, providing ample space for residents or guests. The rooms are bright and airy, creating a welcoming atmosphere. Whether you are a first-time buyer looking to step onto the property ladder, a downsizer seeking a more manageable home or a savvy investor searching for a lucrative buy-to-let opportunity, this apartment ticks many boxes. The combination of its central location, delightful character, modern interiors, and the added benefit of an allocated parking space make it an exceptional property. Don't miss the chance to this apartment your own. Contact us now to arrange a viewing.

- A well-presented, two bedroom, ground floor, leasehold apartment
- One allocated off-street parking space
- Excellently positioned within the town centre, within reach of local amenities, transport links and the seafront
- Sold with the benefit of no onward chain
- The apartment building offers an abundance of characterful and charming features
- Ideal for first time buyers or investors
- EPC Rating D64, Council Tax Band C



# Accommodation

## Communal Entrance

As you approach the property there is a communal entrance door and well presented communal hallway leading to the apartment door on the ground floor.

## Hallway

An inviting entrance hallway with doors to rooms, two useful storage cupboards, one housing hot water tank and fitted racking providing an airing cupboard, electric heater, ceiling lights.

## Living Room

A light and bright main living area with two timber framed double glazed sash windows, electric fireplace and stone surround, night storage heater, wall lighting.

## Kitchen / Dining Room

Tile flooring, a range of wall and floor units with worktops and tiled splash backs over, inset stainless steel one and a half bowl sink and drainer, four-ring electric hob, high level oven and microwave, integrated fridge freezer, space and plumbing for appliance, three timber framed double glazed sash windows, night storage heater, ceiling spotlights.

## Bathroom

Tiled flooring and part tiled walls, low level W/C, enclosed electric shower, wash hand basin over vanity unit, heated towel rail, extraction fan, timber framed double glazed sash window, ceiling spotlights.

## Bedroom One

A super double bedroom with built in wardrobes and dressing table, two timber framed double glazed sash windows, electric heater, ceiling light.

## Bedroom Two

Two timber framed double glazed sash windows, electric heater, ceiling light.

## Outside

The surrounding grounds of the apartment building are well presented, partly enclosed by stonewalling and metal railings, areas laid to lawn with various shrubs and hedging.

## Parking

Positioned to the rear of the property is a communal parking area mostly laid to block paving, with one allocated off-street parking space laid to tarmac.

## Tenure

Leasehold – 999 year lease.

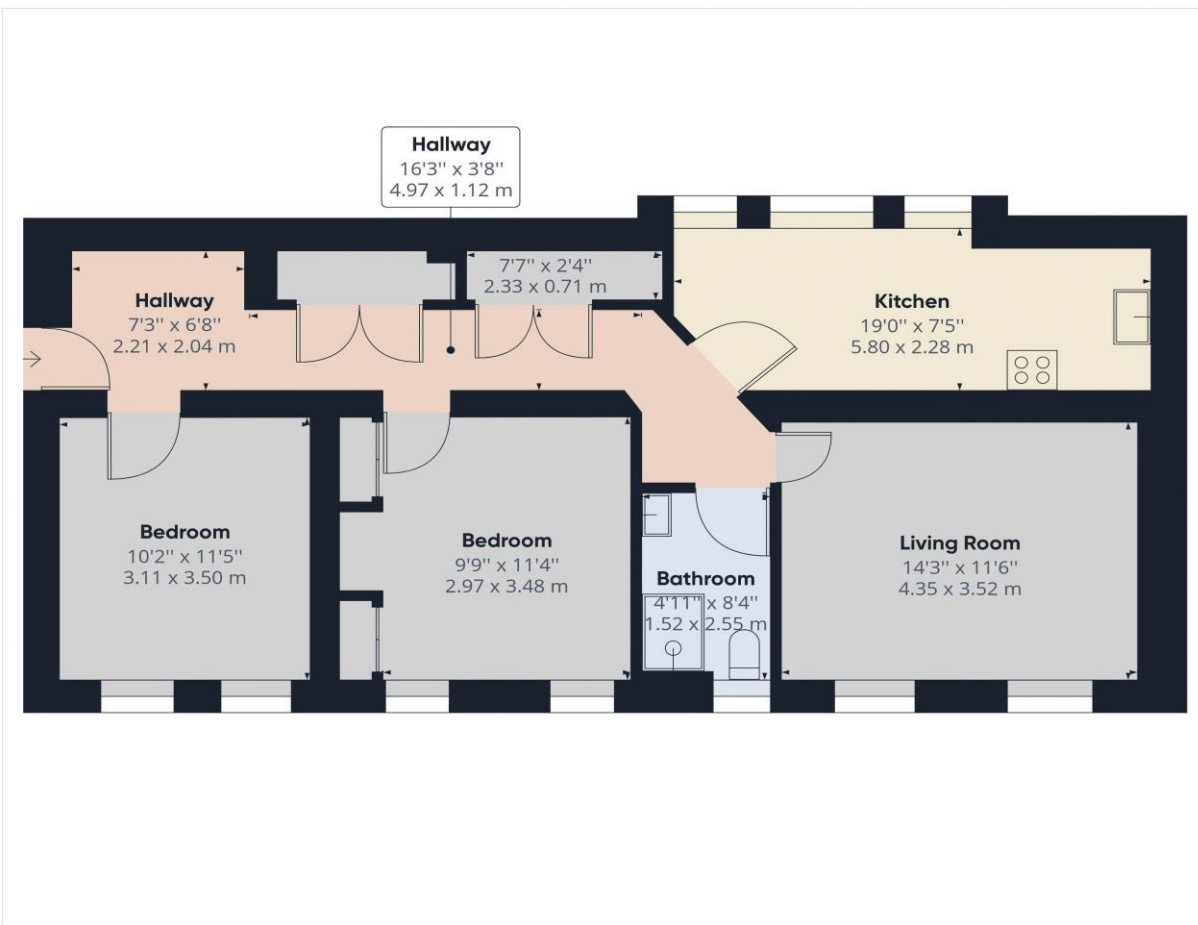
## Management Fees and Ground Rent

£150pcm and includes buildings insurance, gardening, cleaning of communal areas, window cleaning etc.

## Services

Mains electric, drainage and water.





Approximate total area<sup>(1)</sup>  
791.67 ft<sup>2</sup>  
73.55 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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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