



Flat 3, Atlantic View Court, Highbury Road, Weston-super-Mare, North Somerset, BS23 2DJ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## **Flat 3, Atlantic View Court, Highbury Road, Weston-super-Mare, North Somerset, BS23 2DJ**

£170,000

This two-bedroom apartment is located on the third floor of a well-positioned building on Weston Hillside and is being sold with the benefit of no onward chain. The leasehold property boasts superb views across the rooftops, the seafront, and the captivating coastline beyond. One of the standout features of this apartment is the private balcony area, providing the perfect spot to relax and soak in the wonderful views. With its Southerly facing aspects, residents can enjoy the warmth of the sun throughout the day during the warmer months. The interior of the apartment has been recently redecorated in some areas, and the two spacious bedrooms offer comfort and tranquillity, while the single garage provides convenient parking and storage options. Weston-super-Mare offers a range of amenities, including a wonderful beach and promenade. The town centre features a variety of shops, cafés, and the Sovereign Shopping Centre. Entertainment options include the Playhouse Theatre and Winter Gardens Pavilion, along with a cinema. The area also provides a selection of schools, including Weston College for further education. Healthcare facilities, such as doctors' surgeries, dental practices, and a hospital, are readily available. EPC Rating C80, Council Tax Band C.

- A two bedroom, third floor, leasehold apartment
- Well-positioned on Weston Hillside, enjoying super views across the rooftops, seafront and coastline beyond
- Sold with the benefit of no onward chain
- A private balcony area to enjoy the wonderful views and approximately Southerly facing aspects
- Recently redecorated in some parts
- Complete with a single garage



# Accommodation

## Communal Entrance

A communal entrance door, with entry phone system, hallway and lift access to the third floor and Apartment Number Three. There is also a stair flight rising to the upper floors.

## Entrance Hallway

An inviting entrance area with doors to principal rooms, super storage cupboard, entry phone system, ceiling light.

## Living / Dining Room

A light and bright main living area with a UPVC double glazed bay style window offering spectacular views, double glazed door to balcony, radiator, two ceiling lights.

## Balcony

A fantastic space to enjoy the view with tiled flooring, partly enclosed by stone walling and metal railings.

## Kitchen

A range of wall and floor units, worktops and tiled splashbacks over, four-ring electric hob, oven under and extraction fan over, inset stainless steel one and a half bowl sink and drainer positioned under a UPVC double glazed window offering superb views, wall mounted gas fired boiler, space for appliances, ceiling light.

## Bathroom

Low level W/C, wash hand basin and pedestal, panelled bath with glass screen and shower attachment over, radiator, extraction fan, wall and ceiling lights.

## Bedroom One

An excellent double bedroom with a UPVC double glazed bay style window, radiator, ceiling light.

## Bedroom Two

UPVC double glazed window, radiator, ceiling light.

## Outside

On approach to the property there is a communal driveway area with visitor parking spaces, leading to the entrance door and communal garage block.

## Garage

A single garage located in communal garage block, with an up and over garage door.

## Tenure

Leasehold - 999 year lease from October 1992.

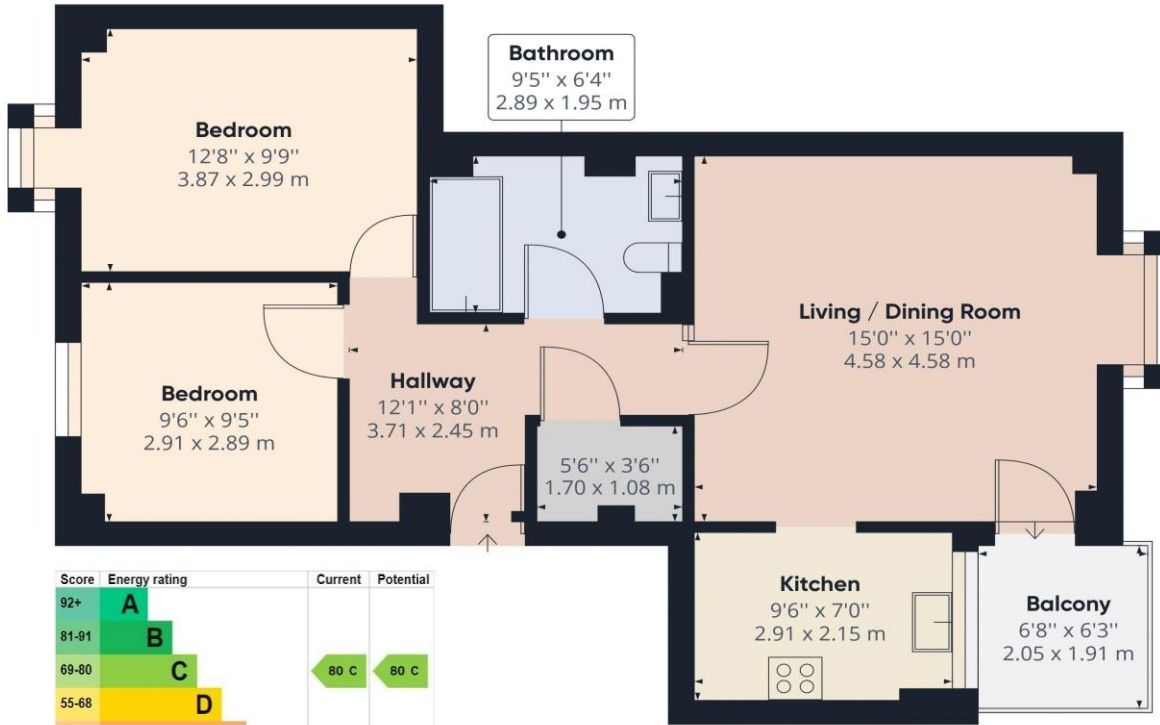
## Management Fees and Ground Rent

£1,300.00 PA management fees, £25.00 PA ground rent.

## Services

Mains electric, gas, drainage and water.





Approximate total area<sup>(1)</sup>  
694.10 ft<sup>2</sup>  
64.48 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.

GIRAFFE 360



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



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