

Located just a stones throw away from the golden seafront, this superb, two bedroom apartment is located in an ideal location with just a short distance to local amenities and shops. The leasehold property is situated on the sixth floor and comprises a well presented, modern kitchen, dining area, a commanding living room which leads out to a private balcony area offering superb views across Weston-super-Mare and the Mendip Hills beyond, a cloakroom, two double bedrooms and a shower room. Outside, an impressive entrance with electronically operated gates leads into the communal car park which provides one allocated off-street parking space for Apartment 612. Spectacular views can be admired from within this fantastic property whilst occupying an ideal position. The well-positioned apartment is near to shops, restaurants and Weston-super-Mare's town centre close by. A regular bus service offers transport to most areas of the town and outlying districts. EPC Rating D67, Council Tax Band E.



- A commanding two bedroom apartment with flexible living areas throughout
- Fantastic private terrace / balcony area
- Being sold with the benefit of no onward chain!
- Impressive and secure allocated parking with electronically operated entrance gates
- Tremendous views across Weston-super-Mare and Mendip Hills beyond
- Within reach of the golden seafront and town centre

ACCOMMODATION

Entrance

A communal entrance foyer area with lights and lift access rising to the sixth floor and Apartment Number 612.

Hallway

Doors to principal rooms, useful storage cupboard, night storage heater, ceiling lights.

Cloakroom 3' 5" x 2' 9" (1.03m x 0.84m)

Low level W/C, wash hand basin, tiled walls, extraction fan, ceiling spotlights.

Kitchen/Breakfast Room 12' 3" x 9' 8" (3.73m x 2.94m)

A well presented kitchen area with a range of wall and floor units with worktops and tiled splashbacks over, double glazed window, stainless steel one and a half bowl sink and drainer, four ring electric hob with extraction hood over, eye-level 'Bosch' oven, integrated washing machine, space for appliance, extraction fan, ceiling light.

Dining Area 9' 9" x 7' 7" (2.98m x 2.32m) Maximum

Double glazed window offering views, a light and bright space with a night storage heater, opening to living room, ceiling light.

Living Room 23' 8" x 10' 7" (7.21m x 3.23m) Maximum

A commanding living space with double glazed windows and sliding patio door onto the fantastic private balcony area offering spectacular far-reaching views, door to hallway, two-night storage heaters, wall and ceiling lights.

Balcony

A private balcony area laid to slab patio offering an idyllic entertaining and relaxing area with superb views over Weston-super-Mare and Mendip Hills beyond.

Bedroom One 13' 8" x 10' 2" (4.16m x 3.09m)

Double bedroom with fitted dressing table and wardrobes, double glazed window, ceiling light.

Bedroom Two 14' 1" x 10' 11" (4.28m x 3.32m)

Fitted wardrobes, double glazed window, night storage heater, ceiling light.

Shower Room 7' 7" x 7' 0" (2.30m x 2.14m) (Including storage cupboard)

Low level W/C, enclosed double shower, useful airing cupboard housing hot water tank, wash hand basin vanity unit, tiled walls, electric heater, extraction fan, ceiling spotlights.

Outside

An impressive entrance with electronically operated gates, with a communal car park area providing one allocated off-street parking space with Apartment 612.

Services

Mains electric, mains drainage.

Tenure

Leasehold - 125 years granted 01/12/1990

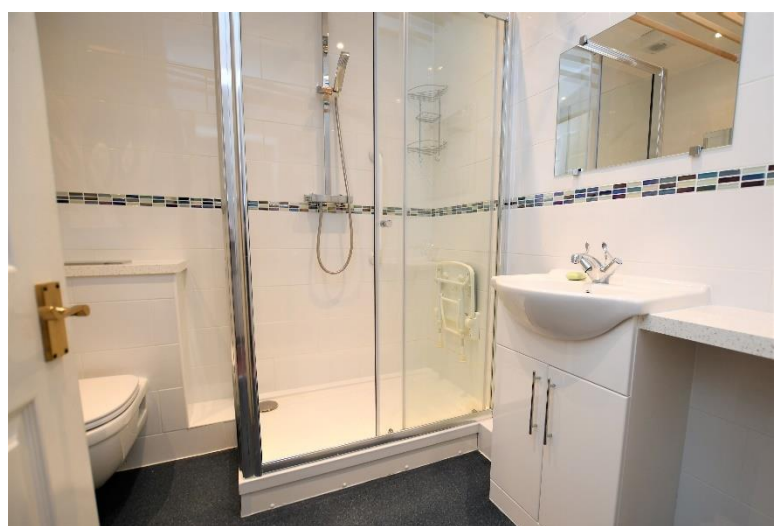
Please Note

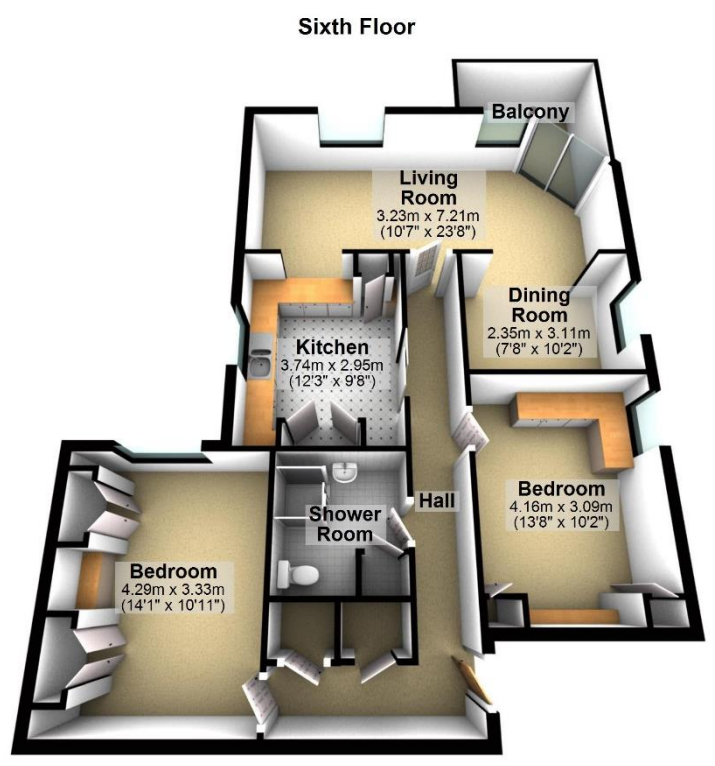
The sale of the property is subject to probate being granted.

Management Fees

Circa £2,600 per annum.







Total area: approx. 88.1 sq. metres (948.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.