

Offers in Excess of

This superb, two-bedroom, spacious apartment is located in a convenient position, just a stones throw away from the golden seafront and Weston's prestigious golf course. Internally, the leasehold property comprises a bright and airy living room, a study/third bedroom, a fantastic kitchen/dining room with charming features throughout, one bedroom with an en-suite shower room, one further bedroom which is currently being used as an additional reception room, a bathroom and a useful utility room. Outside, the apartment benefits from a garage with an electronically operated door, offering off street parking or storage space. This well positioned property is situated in a level position which is within easy reach of parks, the seafront, beach, shops, schools and Weston-super-Mare's town centre with local amenities close by. Excellent transport links are within reach including Junction 21 which provides access to the M5. There is a mainline train station and a regular bus service offers transport to most areas of the town and outlying districts. It's safe to say viewing this fantastic property is highly recommended! EPC Rating D67, Council Tax Band C.



- **A superb, second floor, leasehold, two/three bedroom apartment**
- **Just a stones throw away from the golden seafront, beach lawns and golf club**
- **Located in a sought-after position within the South Ward area**
- **Spacious and versatile accomodation**
- **Benefitting from lift access and garage**
- **Delightful communal hallway which is well maintained and presented with period features**

ACCOMMODATION

Entrance

Via a most impressive communal hallway, stairs and lift lead to second floor.

Front Entrance Door to Apartment Three to Hallway.

Hallway

Doors to rooms, door from lift, storage cupboard, inset ceiling spotlights.

Living Room 16' 1" x 15' 9" (4.90m x 4.81m) (Maximum)

Spacious light and bright room, feature fireplace, radiator, UPVC double glazed window looking West over golf course, part sloping ceiling, connecting doors to kitchen and study/bedroom three.

Study/Bedroom Three 12' 0" x 5' 9" (3.65m x 1.76m)

Again super views over golf course via double glazed window, radiator.

Kitchen/Dining Room 18' 11" x 12' 10" (5.76m x 3.91m) (Narrowing to 2.32m)

Great size room, range of kitchen wall and base units with square edge work surfaces and tiled splash backs over, raised double ovens, french farm house ceramic double sink with swan neck mixer tap over, integrated dish washer and fridge freezer, cooking island/breakfast bar to match kitchen with inset five ring gas hob and canopy type extraction hood over, inset ceiling spotlights, space for dining furniture, radiator, views as living room over golf course, connecting doors to living room, door to hallway.

Bedroom One 18' 3" x 14' 4" (5.55m x 4.37m) (Narrowing to 4.30m)

A most spacious room, views over roof tops to rear of building via a UPVC double glazed window, radiator, part sloping ceiling, plenty of furniture space, door to en-suite.

En-suite Shower Room 8' 8" x 3' 11" (2.63m x 1.19m)

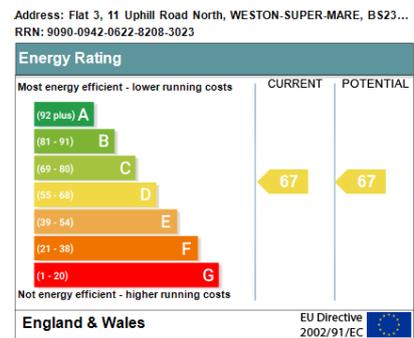
Shower enclosure with mains fed shower and glass door over, part tiled walls, shaped pedestal wash hand basin, low level W/C, radiator, inset ceiling spotlights, extraction fan.

Bedroom Two 15' 3" x 10' 2" (4.65m x 3.09m) (Maximum into recess)

UPVC double glazed window to rear of the property, radiator, free standing electric fire. Please note that this room is currently set up as a second living room.

Bathroom 12' 0" x 7' 1" (3.66m x 2.16m)

A re-fitted room with inset double end bath, shaped pedestal wash hand basin, low level W/C, heated towel rail, radiator, two UPVC double glazed windows (one fixed), inset ceiling spotlights and extraction fan, access to roof space, vinyl flooring, part sloping ceiling.



Utility Room 7' 7" x 4' 2" (2.32m x 1.28m)

A useful additional room, range of kitchen units with work surfaces and tiled splash backs over, stainless steel sink and drainer, space and plumbing for appliances, UPVC double glazed fixed window, free standing 'Potterton' boiler and controls.

Outside

Rear

Accessed off Charlton Road there is a lane to the rear of the building.

Garages

Attached to 11 Uphill Road North is a block of three garages. The first garage is with Apartment Three. The garage has an electrically operated door and a connecting door to the communal hallway of 11 Uphill Road North.

Tenure

Leasehold – 999 years from 1st January 2005.

Services

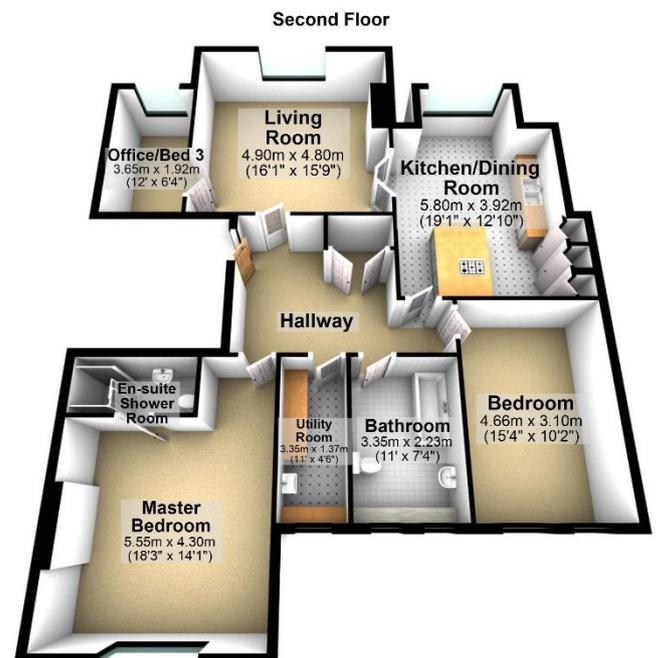
Mains gas, electricity, water, drainage.

Management Fees

£200.00 per quarter (includes buildings insurance).

Ground Rent

None payable.



Total area: approx. 118.9 sq. metres (1279.5 sq. feet)





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.