



18 Tivoli House, Boulevard, Weston-super-Mare, North Somerset, BS23 1PD



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£250,000

This superb apartment is situated on the fourth floor of the prestigious Tivoli House on the Boulevard in Weston-super-Mare and is being sold with the benefit of no onward chain. This leasehold property is beautifully light and bright with a wonderful living/dining room which offers a fantastic space for relaxing, with patio doors leading out onto the spectacular private balcony where you can enjoy it's Southerly facing aspects. The remainder of the apartment comprises a kitchen with a range of wall and floor units with a four ring electric hob, eye-level oven and grill, a master bedroom with built-in wardrobes and an en-suite shower room, a second bedroom and a bathroom. The apartment also includes a private garage for parking, and Tivoli House offers additional visitor parking. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular seafront and promenade are also close by and a nearby bus service offers connection to most areas of the town and outlying districts. A short drive out to the surrounding villages and countryside is a must with an abundance of rural activities to enjoy. EPC Rating C75, Council Tax Band C.

- A superb two bedroom, fourth floor, leasehold apartment
- Enjoying a spectacular private balcony, with approx. Southerly facing aspects
- Private garage plus visitor parking
- Within reach of various local amenities, the town centre, seafront and beach
- A light and bright main living area, master bedroom with en-suite
- Sold with the benefit of no onward chain



Accommodation

Communal Entrance

On approach to the property there is a communal entrance foyer area with entry phone system, lift and stair access to the upper floors.

Entrance Hallway 18' 4" x 5' 9" (5.58m x 1.75m)

A recently fitted timber entrance door, radiator, doors to principal rooms, useful storage/airing cupboard, ceiling light.

Kitchen 9' 11" x 8' 6" (3.02m x 2.60m)

Tile effect vinyl flooring, a range of wall and floor units with worktops and tiled splashbacks over, an inset one and a half bowl sink and drainer positioned under a UPVC double glazed window, four ring electric hob with extraction hood over, eye-level oven and grill, space and plumbing for appliances, cupboard housing wall mounted gas fired boiler, ceiling light.

Living/Dining Room 17' 0" x 22' 0" (5.17m x 6.71m)

A light and bright main living/dining area with a fantastic part vaulted ceiling feature, UPVC double glazed sliding patio door onto balcony with fixed glazing panels, another UPVC double glazed window offering a dual aspect and a fixed aluminium double glazed window feature, two radiators, coved ceiling, ceiling lights.

Balcony 11' 9" x 3' 8" (3.57m x 1.12m)

Master Bedroom 10' 1" x 15' 11" (3.07m x 4.85m)

A super double bedroom with fitted wardrobes, a UPVC double glazed window, radiator, door to en-suite shower room, ceiling light.

En-suite Shower Room 5' 2" x 4' 10" (1.57m x 1.48m)

Tile effect flooring, low level W/C, wash hand basin and pedestal, enclosed shower, tiled walls, extraction fan, wall and ceiling lights.

Bedroom Two 14' 8" x 7' 5" (4.46m x 2.25m)

A UPVC double glazed window, radiator, ceiling light.

Bathroom 7' 2" x 5' 7" (2.18m x 1.69m)

Tile effect vinyl flooring, low level W/C, wash hand basin and

pedestal, panelled bath with shower attachment and shower curtain over, part tiled walls, wall light, spotlight cluster.

Visitor Parking

To the rear of the property there is a visitor parking area.

Garage 8' 5" x 17' 1" (2.57m x 5.20m)

Up and over garage door.

Tenure

Leasehold - 999 years from 25 December 1983.

Services

Mains gas, electricity, water and drainage.

Management Fees

£1,650 per annum paid twice yearly (£825).

Ground Rent

£1 per annum (included in the management fees).

Please Note

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





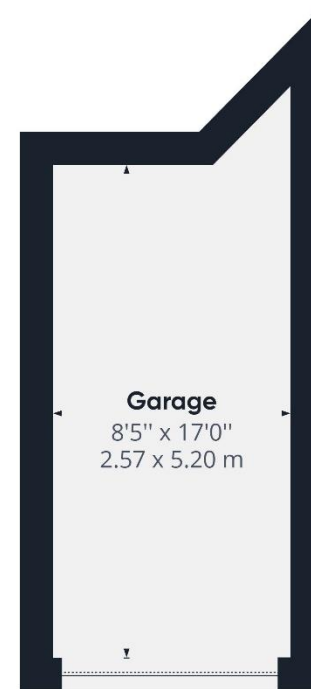
Approximate total area⁽¹⁾

832.47 ft²
77.34 m²

(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.

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Approximate total area⁽¹⁾

148.23 ft²
13.77 m²

(1) Excluding balconies and terraces

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	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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