



Apartment 4 Birnbeck Lodge, 38 Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BX



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Apartment 4 Birnbeck Lodge, 38 Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2BX

£290,000

This tremendous two bedroom, hall floor apartment is set within the beautifully converted Birnbeck Lodge Apartments site. The stunning and inspirational redevelopment is located in a prominent front line position on Weston's golden seafront, enjoying fresh sea breeze and glorious sunsets whilst overlooking Marine Lake and the Bristol Channel. Originally constructed in the late 19th century, this commanding Victorian building has been converted into twenty six luxury, one and two bedroom apartments, finished to a high specification and an exceptional 'turn key' standard. The apartments offer a unique combination of sea facing vistas, terraces and balconies, showcasing the magnificent uninterrupted coastal scenes. Apartment Four Birnbeck Lodge briefly comprises an impressive open plan main kitchen / living / dining area with the kitchen having a range of well-appointed units with quartz worktops and various integrated appliances plus a door leading out onto the private terrace, with an opening to the living / dining area with a fantastic 'Juliette' balcony feature with superb coastal views, a contemporary bathroom, two bedrooms and a useful storage / utility cupboard. The well-positioned property is a stone's throw away from the seafront, beach, shops, restaurants, and Weston-super-Mare's town centre with local amenities close by. Excellent transport links are within reach including Junction 21 which provides easy access to the M5, and from there most major towns and cities. A mainline train station enables fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts. Built with local needs in mind, this exclusive collection of homes presents a wonderful opportunity for the first time buyer, downsizer, or could be a great spot for a second home or 'lock up and leave'. It goes without saying, viewing this outstanding property is highly recommended. EPC Rating D58, Council Tax Band TBA.

- A tremendous two bedroom, hall floor, leasehold apartment
- Beautifully appointed, open plan kitchen / living area
- Superb 'Juliette' balcony feature with Southerly facing aspects and impressive coastal views
- Private terrace area leading from kitchen
- Recently developed and converted from a former period property, retaining some characterful features
- Within reach of Weston-super-Mare's prolific seafront, beach and local amenities





# Accommodation

## Communal Entrance

## Hallway

Wood effect laminate vinyl tile flooring, doors to rooms, electric heater, ceiling lights, useful storage / utility cupboard housing hot water tank with space and plumbing for an appliance.

## Open Plan Kitchen / Living / Dining Room

### Kitchen Area

Well-presented kitchen area with a range of wall and floor units with quartz worktops and upstands over, four-ring induction hob with oven under and extraction hood over, stainless steel sink and drainer, integrated fridge, freezer and dishwasher, aluminium double glazed door onto private terrace area, ceiling spotlights and opening to living / dining area.

### Living / Dining Area

An impressive main living / dining area with various aluminium double glazed windows and bi-folding 'Juliette' balcony feature offering spectacular coastal views, electric heater, ceiling lights.

### Bathroom

Tiled flooring and part-tiled walls, panel bath with mains fed shower and glass screen over, low level W/C, wash hand basin, mirrored wall light, electric heater, extraction fan, ceiling spotlights.

### Bedroom One

Aluminium double glazed window, electric heater, ceiling light.

### Bedroom Two

Aluminium double glazed window, electric heater, ceiling light.

### Terrace

A private terrace area enclosed by metal railings.

### Tenure

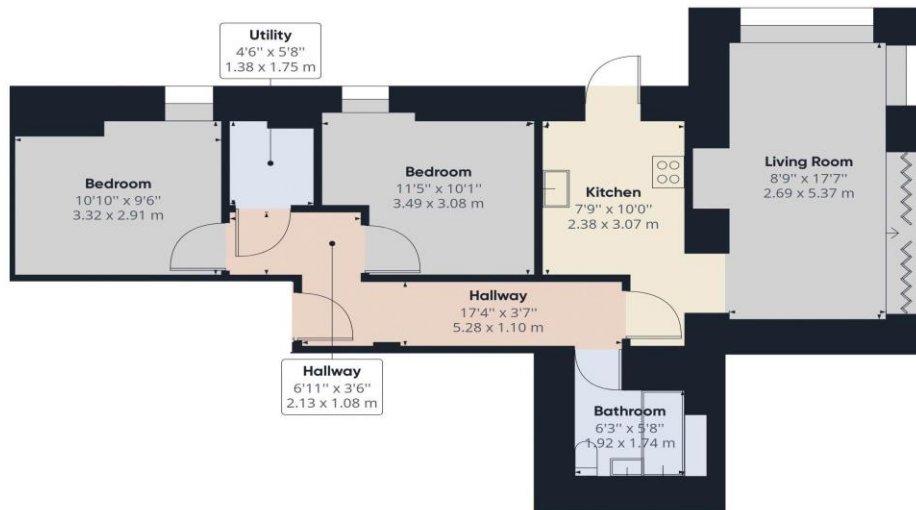
Leasehold - 999 year lease.

### Management Fees

Management Fees £122.50 PCM.

No ground rent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		



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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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