



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



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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

£299,950

This commanding two bedroom, lower ground 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 One Birnbeck Lodge benefits from both private and communal entrances and briefly comprises a wonderful main kitchen / dining area, living area with superb sea 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 D57, Council Tax Band TBA.

- A commanding, two bedroom, lower ground floor, leasehold apartment
- Both private and communal entrances
- Light and bright, well appointed, open plan kitchen / living area, plus separate utility room
- Within reach of Weston-super-Mare's prolific seafront, beach and local amenities
- Enjoying spectacular coastal views across Weston-super-Mare seafront and coastline beyond
- Recently developed and converted from a former period property, retaining some characterful features



# Accommodation

## Communal Entrance

A communal entrance door and hallway leading to Apartment Number Two.

## Hallway

Wood effect laminate vinyl tile flooring, doors to rooms, useful storage cupboard, electric heater, entry phone system, ceiling lights.

## Bedroom One

Two aluminium double glazed windows and door to rear communal area, electric heater, ceiling light.

## Bedroom Two

Aluminium double glazed window, electric heater, ceiling light.

## Kitchen / Dining Area

A wonderful main kitchen / dining area with well presented wall and floor units with quartz worktops and upstands over, inset stainless steel sink, four-ring induction hob with oven under and extraction hood over, integrated fridge, freezer and dishwasher, door to bathroom, useful storage / utility cupboard housing hot water tank with space and plumbing for appliance, opening onto living area, aluminium double glazed window, ceiling light, spotlights.

## Living Area

Aluminium double glazed windows and door onto front communal area providing a private entrance and superb sea views, electric heater, ceiling light.

## Bathroom

Tiled flooring and part tiled walls, low level W/C, wash hand basin, panelled bath with mains fed shower and shower screen over, aluminium double glazed window, heated towel rail, mirrored wall lights, extraction fan, ceiling spotlights.

## Tenure

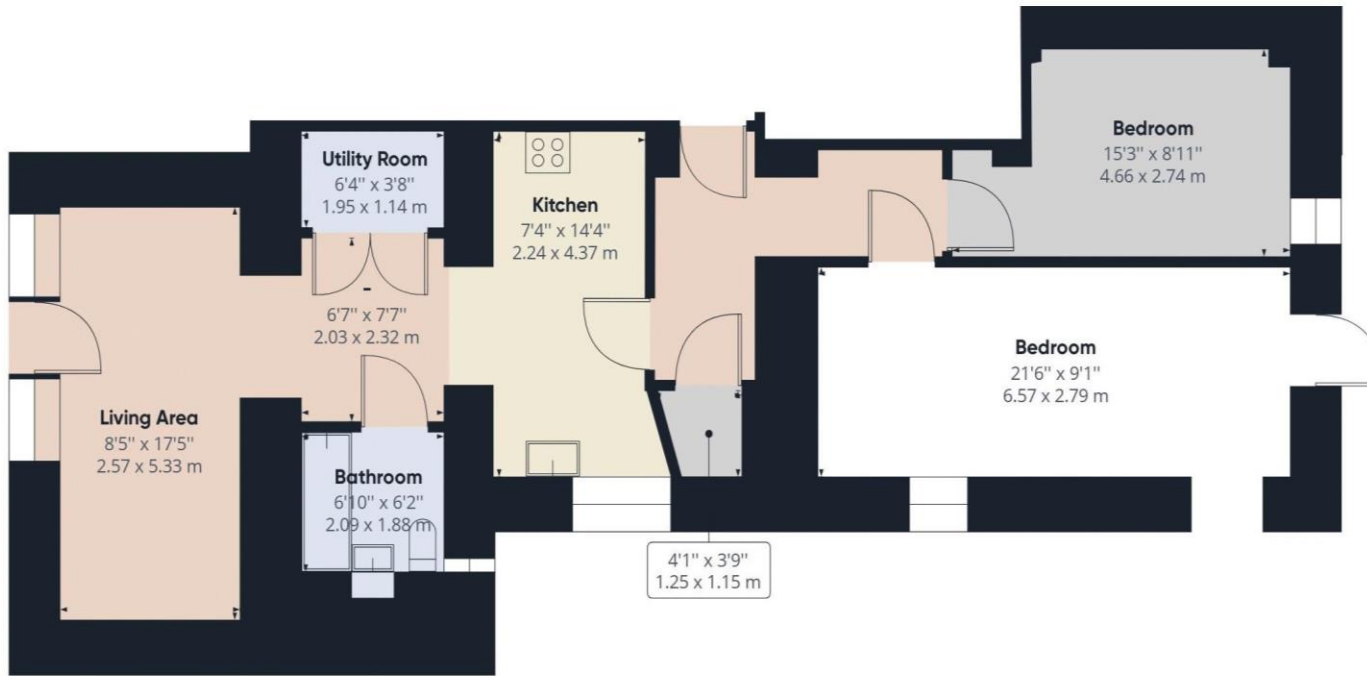
Leasehold - 999 year lease.

## Management Fees

Management Fees £175.00 PCM.

No ground rent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 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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