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# Harris & Lee

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*Tivoli House, Boulevard*

*£210,000*

- \* Purpose Built 3<sup>rd</sup> Floor Flat
- \* South Easterly Facing Balcony
- \* 17' x 16' Lounge/Diner
- \* 2 Bedrooms/2 Bathroom
- \* Allocated Parking Space
- \* NO CHAIN



114 High Street, Worle, BS22 6HD

## 14 Tivoli House, Boulevard, Weston-s-Mare, BS23 1PD

### Description

Tivoli House is a well known purpose built block of flats, ideally situated for Weston Town amenities and yet is tucked off the road, featuring a 'Balcony' with Town views., There is an intercom entry system and 'lift' access to the 3rd floor and many will appreciate that all the principal rooms (including the balcony) enjoy a south easterly facing aspect. There are '2' bathrooms complementing '2' bedrooms, the lounge/dining room measures an impressive 17' x 16' and the kitchen/breakfast room is 16' in length. This complex is favoured for its convenience to town facilities and indeed the sea front, also management costs are far less expensive than similar sea front property. **ALLOCATED PARKING. NO CHAIN.**

### Accommodation

#### Entrance

Communal entrance with intercom entry system. Door to attractive communal hallway. Door to a private store room for flat 14. Lift or stair access to the third floor.

#### Entrance Hallway

A good size hallway measuring approximately 6' wide. Entry phone system. Coved ceiling. Radiator. Useful built-in linen storage cupboard.

#### Lounge/Dining Room 17' 0" x 16' 0" (5.18m x 4.87m)

A lovely size reception room enjoying a south easterly aspect, with plenty of natural light courtesy of windows and patio doors, which also offer access to a balcony with a town outlook. Fireplace. Coved ceiling, 2 radiators, 2 ceiling lights. Door to

#### Kitchen/Breakfast Room 16' 0" x 8' 4" (4.87m x 2.54m)

Another south easterly facing room with fitted wall and base units, roll edge work surfaces, sink unit with mixer tap over and tiling to splashbacks. Integrated oven and microwave plus 4 ring electric hob with cooker hood

over. Space for washing machine and upright fridge/freezer. 'Vaillant' gas fired boiler. Space for table and chairs. Coved ceiling, telephone point, radiator. Double glazed window.

#### Balcony

Enclosed with a combination of walling, glass and metal balustrades and handrails. Patio slab floor. Enjoying a south easterly aspect and views over part of the town.

**Bedroom 1 13' 9" x 10' 0" (4.19m x 3.05m)** maximum including fitted bedroom furniture including wardrobes and drawers. Radiator. South easterly facing double glazed window. Door through to

#### En-suite 7' 9" x 5' 7" (2.36m x 1.70m)

Comprising panelled bath, wash hand basin set into counter with cupboard storage below, low level WC. Tiling to splash backs. Coved ceiling.

#### Bedroom 2 12' 9" x 7' 3" (3.88m x 2.21m)

Coved ceiling, radiator, double glazed window.

#### Shower Room

Shower enclosure with mains shower, pedestal wash hand basin and low level WC. Heated towel rail. Extractor fan.

#### Outside

Allocated parking space.

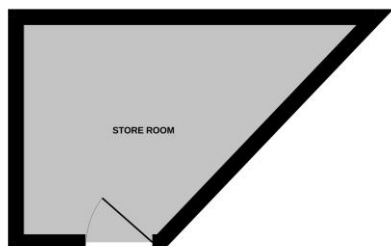


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### Store Room

Flat 14 benefits from the use of a private store room, accessed on the ground floor via the communal hallway, with lighting.

GROUND FLOOR  
79 sq.ft. (7.3 sq.m.) approx.



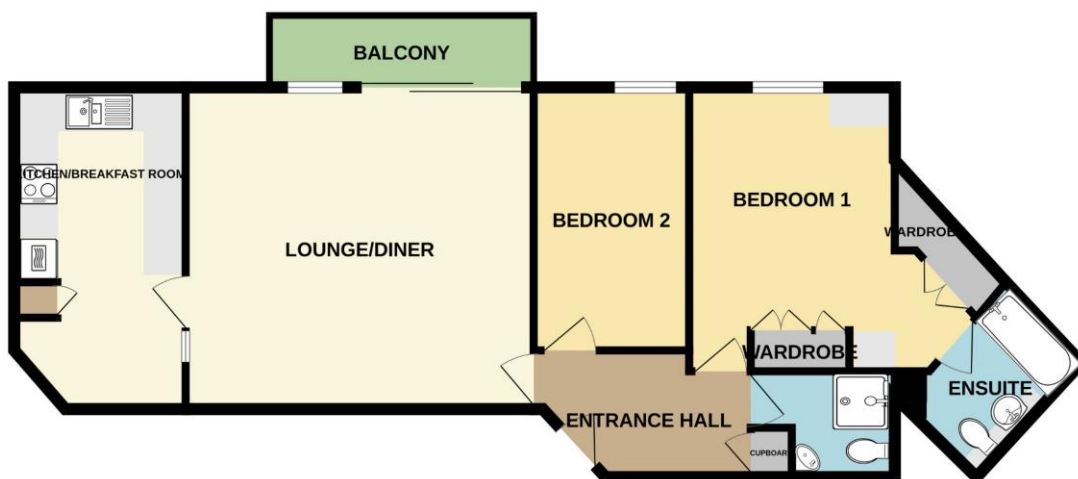
### Tenure

Leasehold. 999 years from 25th December 1983. Management fees have recently been reviewed and they are now £900 per half year which includes the ground rent, water rates and sewerage, British Gas 24/7 service and parts on boiler and central heating.

The council tax band for this flat is 'C'.

**The energy rating for this property is 'C79'.**

GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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