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Harris & Lee

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....a fresh approach with over 50 years experience



Weston super Mare

£250,000

- * 4th Floor Apartment
- * En-suite to Bedroom 1
- * 2 Bedrooms

- * Balcony With Town Views
- * Lift Access & Garage
- * NO CHAIN







18 Tivoli House, Boulevard, Weston super Mare, BS23 1PD

Description

This well presented apartment is positioned on the 4th floor of a purpose built block of flats and features a Balcony accessed from the good sized lounge/diner and enjoying Town views. Access to a good range of amenities are all within walking distance and the accommodation also benefits from an En-suite to bedroom 1, 2nd bedroom, kitchen/breakfast room and bathroom with shower. A garage is also included in the sale and is offered with the benefit of NO CHAIN.

Accommodation

Entrance Hallway

Door entry phone system, radiator. Coved ceiling. Store cupboard.

Lounge/Diner 16' 11" max x 13' 7" max (5.15m x 4.14m) 2 radiators, coved ceiling. Dual aspect double glazed window to side and double glazed patio doors giving access to the **balcony** with views across the Town.

Kitchen 10' 0" x 8' 6" (3.05m x 2.59m)

Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashbacks. Single drainer 1 1/2 bowl sink unit with inset central mixer tap. Space for washing machine and upright Fridge/Freezer. Built in electric double oven and electric hob with cooker hood over. Wall mounted gas fired boiler for domestic hot water and gas central heating. Double glazed window to side aspect.

Bedroom 1 16' 1" max x 10' 1" (4.90m x 3.07m) Fitted wardrobe with sliding mirrored doors. Radiator, coved ceiling. Double glazed window to front aspect. Door to

En-suite

White suite of fully tiled shower enclosure with mains shower over. Pedestal wash hand basin and low level W.C. Fully tiled walls, extractor fan.

Bedroom 2 14' 8'' max \times 9' 0'', 7'5" min (4.47m \times 2.74m 2.13m) Radiator, coved ceiling. Double glazed window to rear.

Bathroom

White suite comprising panelled bath with shower/mixer taps. Pedestal wash hand basin. Low level W.C.

Outside

Garage measuring 16' 11" x 8' 3", with up and over door.

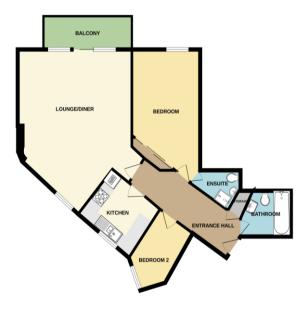
Tenure

Leasehold.

EPC - 75/C

Council Tax Band - C

GROUND FLOOR



White every altering has been made to ensure the accusacy of the disciplin contained here, measurements of doors, windows, notes and any other items are approximate and no responsibility is taken for any entrocressions or mis-statement. They plan is for illustratine purposes only and should be used as built by any prospective purchaser. The services, systems and applicances shown have not been instead and no guarantee as to here operability or effectively can be given.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order .A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.