



**Hobbs & Webb**

**HIGHBURY ROAD**  
Weston-super-Mare, BS23 2DR

Price £199,995





If you want to live somewhere quiet, within easy walking distance of the sea, take a look at this two bedroom ground floor apartment which is nestled into Weston Hillside.

Less than a 5 minute walk to Weston sea front, this spacious apartments would make a perfect first time buy or for someone looking to downsize.

The accommodation briefly comprises: communal entrance, entrance hall, 17ft bright and airy living room, modern kitchen/breakfast room with double doors out to a shared veranda, and patio area with rotatory line, two bedrooms and bathroom. Furthermore there are two parking spaces for the property which is a rarity in this location.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached by a iron gate with pathway leading to:-

## **Communal Entrance Hall**

uPVC obscured double glazed door into the communal hall, door to the flat.

## **Entance Hall**

Under stairs storage cupboard, door to the Living Room, arch through to inner hall, coved ceiling, smoke alarm, radiator, further storage cupboard with double doors and doors to the Kitchen/Breakfast Room, Bedrooms and Bathroom.

## **Living Room**

17'2 x 14'3 (5.23m x 4.34m)

Large uPVC double glazed window to front with feature shutters and views towards Weston sea front, uPVC double glazed window to the side with feature shutters, cornice ceiling and rose, radiator, inset coal effect gas fire with marble hearth and wooden mantle, television & telephone points and two wall lights.

## **Kitchen/Breakfast Room**

13'7 x 12'9 (4.14m x 3.89m)

A modern fitted kitchen with grey shaker style wall and floor cupboard and drawer units with rolling edge work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob, eye-level electric oven, space and plumbing for washing machine and under-counter fridge, wall mounted 'Glow-worm' gas combi boiler, radiator, downlights, beamed ceiling, uPVC double glazed double doors to the side access and clothesline area, partially vinyl and carpeted flooring,

## **Bedroom One**

12'1 x 9'4 (3.68m x 2.84m)

uPVC double glazed window to the rear aspect, coved ceiling, radiator, telephone point and useful storage cupboard with double doors.

## **Bedroom Two**

9'0 x 8'1 (2.74m x 2.46m )

uPVC double glazed window to the rear, coved ceiling and radiator.

## **Bathroom**

Paneled bath with mixer tap, shower attachment and tiled splashback, low level WC, pedestal wash hand basin with twin taps over, half tiled walls, radiators, downlights, coved ceiling and uPVC obscure double glazed window to the rear aspect.

## **Outside**

There is a shared veranda area and further shared patio with washing line. There is a allocated parking space for the property located next to Highbury Court and a further parking space to the rear of the building.

## **Tenure**

We have been informed the property is of leasehold tenure with 964 years remaining on the lease and there are no maintenance fees or ground rent. If any work is required to the building, the cost is shared between the four flats.











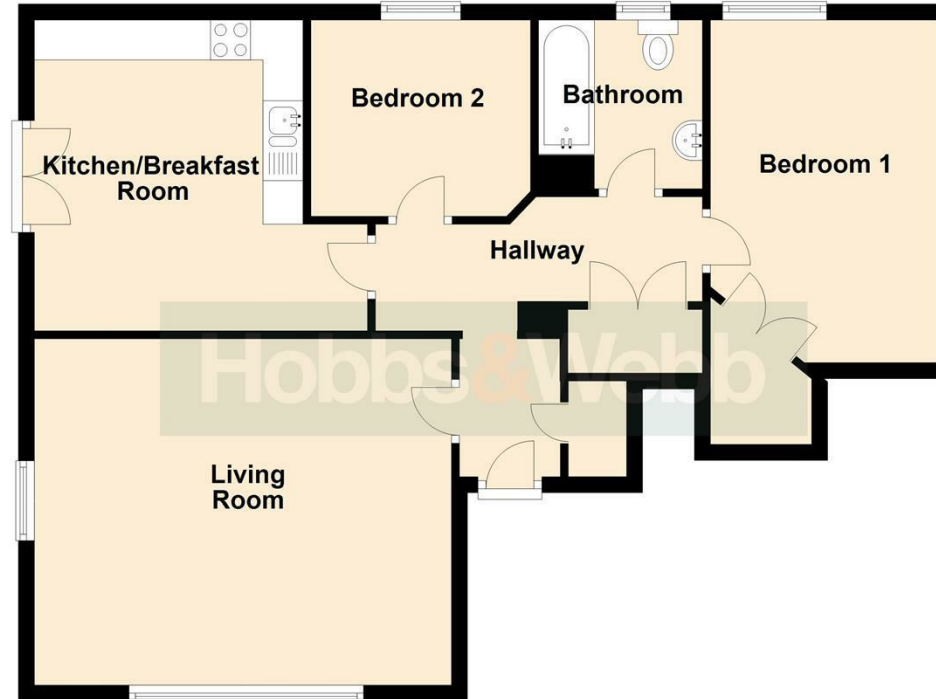








## Ground Floor



Total area: approx. 74.2 sq. metres (798.4 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.