



21 BEACH COURT, BEACH ROAD

Weston-Super-Mare, BS23 1BD

Price £254,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* STUNNING VIEWS & NO CHAIN! * Situated on the doorstep of Weston sea front resides this spacious two double bedroom apartment in the popular residential building of Beach Court. With lift access and comprising in brief, entrance hall with storage, large living room with separate kitchen and the balcony with show stopping views across Weston sea front, the perfect spot to watch activities, from fun days to concerts and fireworks to name a few. In addition, there are two double bedrooms and four-piece bathroom. The property has use of a parking space and communal visitor spaces. The property is also well positioned for access to the town centre with shops, railway line and other transport links. We highly recommend a viewing to appreciate what this property has to offer.

Situation

0.9 miles - The Boulevard

0.4 miles - Weston Train Station

70 meters - Weston-super-Mare Sea Front

Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Hallway

Via secure entry phone system, with lift access and stairs rising to all levels.

Entrance Hall

9'10" x 3'10" (3.00m x 1.17m)

Wall mounted fuse box, airing cupboard housing hot water cylinder, wall mounted entry phone system, door to inner hallway.

Inner Hallway

16'9" x 2'11" (5.11m x 0.89m)

With doors to Bedrooms, Bathroom and Lounge.

Lounge

20'0" x 17'3" max (6.10m x 5.26m max)

A fantastic light and airy lounge with front aspect double glazed doors leading to balcony. The position of the apartment means that there are far reaching views across the seafront, hillside and channel. Three wall mounted electric heaters, door to Kitchen.

Balcony

With tiled flooring and railings, the balcony enjoys incredible views of Weston-super-Mare's seafront, hillside and beyond. It overlooks The Grand Pier and Tropicana, the perfect spot to enjoy sunsets.

Kitchen

12'9" x 6'6" (3.89m x 1.98m)

With inner window. Fitted with eye and base level units, inset stainless steel sink, tiled splashbacks, smooth ceiling.

Bedroom One

12'1" x 11'5" (3.68m x 3.48m)

Side aspect aluminium window, wall mounted electric heater, coving to smooth ceiling.

Bedroom Two

9'9" x 9'0" (2.97m x 2.74m)

Side aspect aluminium window, wall mounted electric heater, coving to smooth ceiling.

Four Piece Bathroom

11'4" x 6'6" (3.45m x 1.98m)

Comprising panel enclosed bath, double walk in shower, pedestal wash hand basin, low level WC, tiled splashbacks, smooth ceiling, vinyl flooring, extractor fan.

Communal Parking

Situated under the building is space for off street parking and visitor parking spaces.

Leasehold Information

We have been advised that there is a 999 year lease from 1971 and a service charge of £960.00 charged bi-annually in March and September. There is no ground rent payable.

Material Information

We have been advised the following;

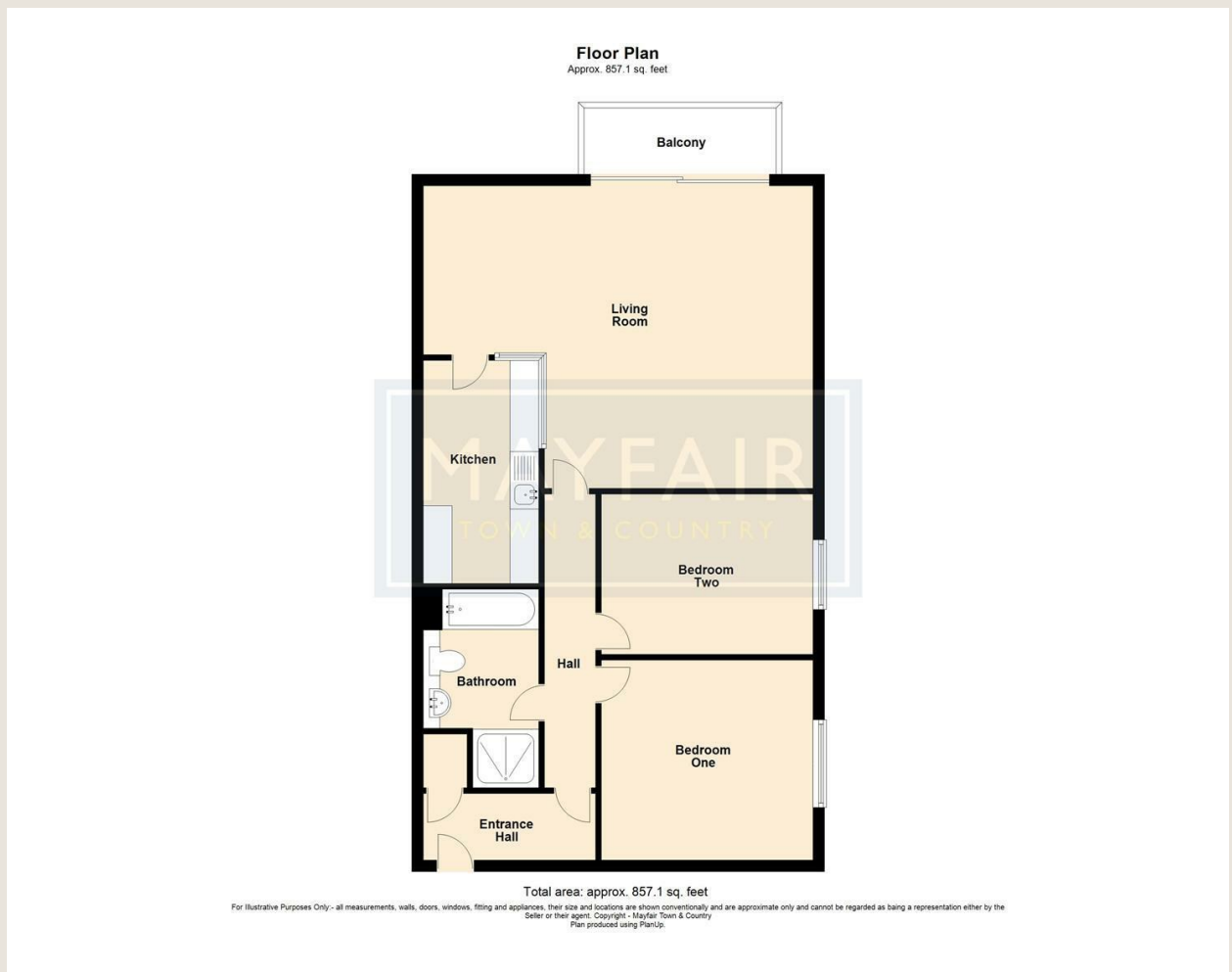
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



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

01934 515153

worle@mayfairproperties.net

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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

