

Hobbs&Webb

30 BEACH ROAD

Weston-Super-Mare, BS23 1DH

Price £125,000

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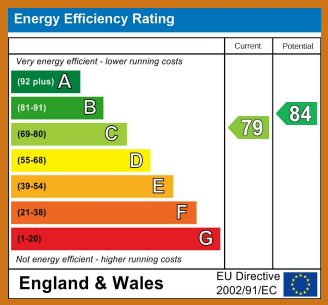
A self contained second floor retirement apartment presented in excellent condition, located on the south side of the building thus attracting a great deal of natural light, set within a secure development just off of the sea front and at the far end of the High street of Weston-super-Mare.. Residents must be 60 years plus although the 2nd resident can be 55 years plus, The property has a good size dual aspect southerly facing lounge and double bedroom, as well as a southerly facing kitchen and shower room. The property enjoys Upvc double glazing, and electric night storage heaters, as well as use of communal gardens, residents lounge and kitchen and laundry room, and there is also the use of a chargeable guest suite. No onward chain.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



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

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Communal entrance

Entry phone system, internal stairs or lift to the second floor.

Entrance door to the apartment to.

Entrance Hall

Coved ceiling, entry phone system, meter cupboard, Airing cupboard 7'1" x 2'6" (2.16m x 0.76m) housing replacement hot water tank and providing useful storage.

Lounge

13'7" 11'5" (4.14m 3.48m)

A lovely bright dual aspect southerly facing room with Upvc double glazed window, Upvc double glazed picture window and door to Juliet balcony, coved ceiling, electric night storage heater,TV and telephone points, glazed double doors to.

Kitchen

7'4" x 7'3" (2.24m x 2.21m)

Coved ceiling, Upvc double glazed window, fitted with maple effect units comprising double 4 single and over cooker storage cupboards, single bowl single drainer sink with cupboard under, further double and single base cupboards and drawers with roll edge work tops forming a part breakfast bar area with tiled wall surrounds. Integrated 4 ring electric hob with extractor hood and light over, integrated electric oven, electric heater.

Bedroom

15'4" x 9'3" (4.67m x 2.82m)

Including 2 double built in wardrobes with folding mirrored doors. A lovely light southerly facing dual aspect room with Upvc double glazed windows to the south and west aspects, electric storage heater, TV and telephone points.

Shower room

6'8" x 5'5" (2.03m x 1.65m)

Fiited with a suite of double shower cubicle with mains mixer shower unit with sliding screen and shower back to the walls, low level WC, vanity wash hand basin with double cupboard below, vanity wall mirror with shaver light and socket, fully tiled walls, extractor, electric heater, timber effect flooring.

Tenure

125 year lease from 2003, with a ground rent of £450 per year, maintenance charge of 2207.88 per year.

Agents Note 1

There is an age restriction - single person must be aged 60 years or over and in the case of a couple, the younger person must be at least 55 years old.

Agents Note 2

he House Manager on site between 09.00-17.00, Monday-Friday. The Apartment has use of residents lounge with kitchen, games room, library, laundry room and guest suite (charges apply).

Agents note 3

We are advised by the sellers that when the property is sold, the seller has to

PROPERTY DESCRIPTION

pay a transfer fee of equal to 1% of the agreed sale price together with 1% to the contingency fund.

Material Information.

Additional information not previously mentioned

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- Mains electric and water
- Water mains supply Bristol Wessex water
- Sewerage mains drainage Bristol Wessex water
- Electric room heating
- Broadband Via fibre to the property
- Council tax band B

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

Outside

Residents have use of communal gardens and parking on a first come first served basis.





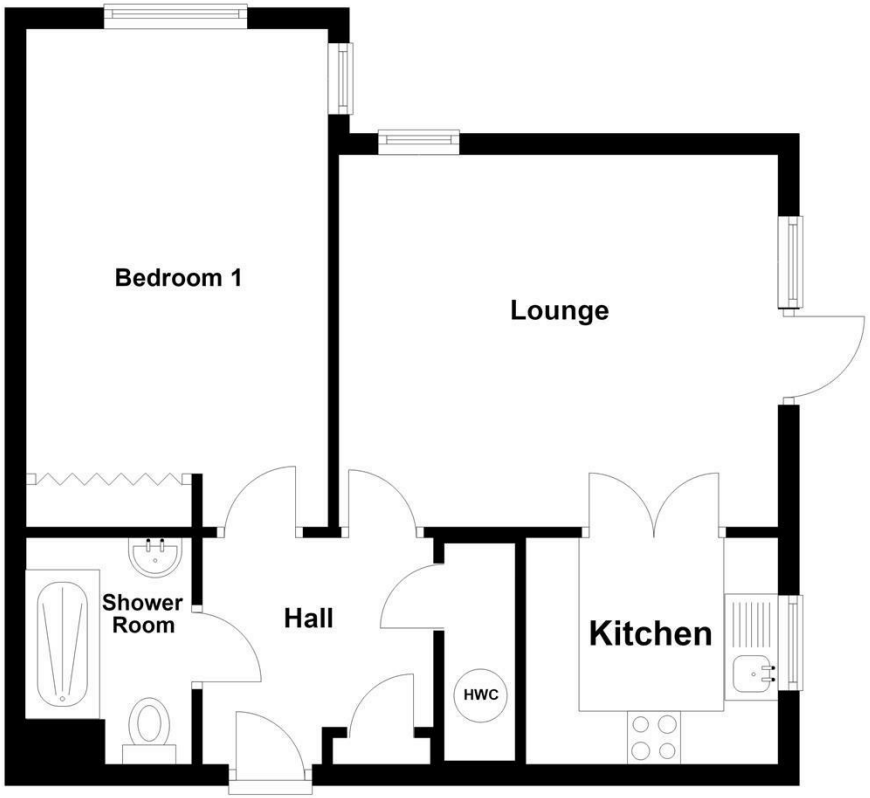







cineworld

Second Floor



Hobbs&Webb

01934 644664

Open 7 days a week

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 replied upon for furnishing purposes and are approximate.