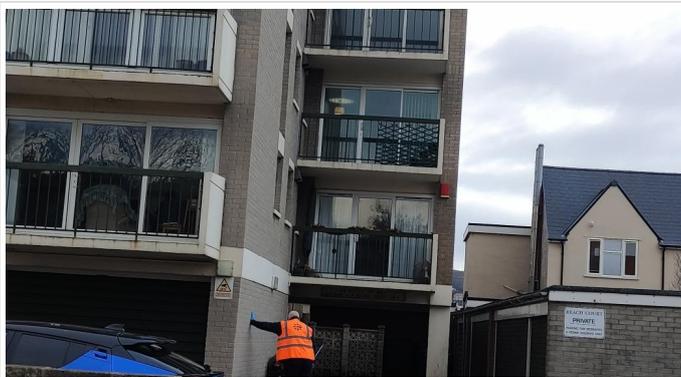


2 Bed Flat In Beach Court, Beach Road,, Weston Super Mare, BS23 1BD £239,500



SHORT DESCRIPTION

Property Ref: 14308 5th floor flat which has recently been completely renovated throughout including rewiring with a new eco boiler fitted. Modern energy efficient low energy lights with recessed ceiling have also been fitted giving the property a bright

contemporary look. Further improvements include new upvc windows throughout plus the addition of quality sliding folding patio doors which can be fully opened bringing the outside into your living space. The location of the flat, just yards from the beach with a park opposite and just 10 minute walk to the station, town centre and bars plus Tesco Superstore could not be more convenient. Furthermore, the location within the building means you are not overlooked at all, and your views are not obstructed by buildings or trees.. You enter the building into a large foyer with a lift. On entering the flat you will find a large storage cupboard which also houses the new eco storage tank. The master bedroom is located off the hallway and measures approximately 3.6 x 3.4m the room is bright and spacious with a built in cupboard, recessed ceiling and tv point. Opposite the bedroom is a modern bathroom with top of the range facilities, heated by an infra red radiator. The bath has a mixer shower and the back to the wall wc and large modern countertop wash basin complete the ultra modern look. At the end of the hallway you enter the open plan living area. The kitchen has an electric hob and eye level Bosch double oven. There is also a built in washing machine plus a 1.5 basin ceramic sink. The island lends itself well as a breakfast bar or as a preparation area for meals. The island separates the kitchen from the large 5.2 x 4.9m lounge/dining area which allows for a variety of configurations for dining and relaxing or entertaining with the sliding patio doors which when opened fully bring the outside into the room. The large balcony is perfect for summer evenings. Finally, is bedroom 2 which has been cleverly designed to add space to the already spacious living area. The vendors have used the room as a Multi media centre but it lends itself to be used as an office of dining area or simply close the bifold doors and it becomes the second bedroom. Book your viewing now Property Type: Flat Full selling price: £249000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 946 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1920.00 Council tax band: C EPC rating: C Measurement: 775.002 sq.ft. Outside Space: Communal Garden, Balcony Parking: Allocated Heating Type: Electric Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied...

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Free SD export
floorplanner

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
 Copyright © 99Home Limited 2017. All rights reserved.