



## **3A EDINBURGH PLACE, W-S-M.**

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### **ASKING PRICE OF £195,000**

**COOKE & CO**  
*your local property expert*

#### **PROPERTY FEATURES**

- TOP FLOOR
- SPACIOUS APARTMENT
- SELF CONTAINED
- THREE BEDROOMS
- MAGNIFICENT VIEWS
- DOUBLE GLAZING

# 3A EDINBURGH PLACE, BS23 2QL



## THE PROEPRTY

Situated within easy striking distance of Weston's sea front and shops this magnificent three bedroom apartment is one of just three flats situated in a fine detached Victorian residence. A self-contained property comprising a beautiful lounge with commanding sea and country views from the double glazed bay window. A particularly spacious property with double glazing and gas central heating. Now in need of some general updating, the property comes complete with front garden and immediate vacant possession.

## ENTRANCE

Door and stairs to first floor.

## LANDING

Stairs to half landing

## BATHROOM

Fitted with a white comprising of panelled bath with shower unit, wash hand basin, WC and radiator.

## HALF LANDING

With under stairs recess.

## BEDROOM TWO

13' x 9' 5" (3.96m x 2.87m) With radiator.

## SECOND FLOOR

A very spacious landing area with radiator and sky light window.

## MAGNIFICENT LOUNGE

16' 2" x 13' (4.93m x 3.96m) A spacious elegant reception room with a feature double glazed bay window with commanding 180 degree from The Mendips and The Bristol Channel coast line, original Victorian fireplace and radiator.

## KITCHEN/BREAKFAST ROOM

13' x 11' 9" (3.96m x 3.58m) With the same panoramic views as the lounge. Fitted with a range of built in wall and base units with extensive working surface areas incorporating an inset sink unit. Concealed gas boiler and radiator.

## BEDROOM ONE

14' 8" x 13' 2" (4.47m x 4.01m) Another room with a feature bay window with lovely views and a radiator.

## BEDROOM THREE

11' 3" x 9' 6" (3.43m x 2.9m) With fine views, radiator and original fireplace.

## OUTSIDE

The front garden is included with flat A.

## TENURE

The remainder of a 999 year lease.

## MANAGEMENT COST

This flat pays 2/5ths of the communal cost which includes building insurance.

# 3A EDINBURGH PLACE, WESTON-SUPER-MARE, BS23 2QL



**Council Tax:**

Band B

**Local Authority:**

North Somerset District Council

### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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