



42 BIRNBECK ROAD, W-S-M BS23 2BU

ASKING PRICE OF £324,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- LUXURY SEA FRONT APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- LOUNG/DINER
- FULLY FITTED KITCHEN
- FAMILY BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- SECURE GATED PARKING
- EPC C
- NO ONWARD CHAIN

42 BIRNBECK ROAD, WESTON-SUPER-



ENTRANCE TO THE MAIN BUILDING

Key code to access the building, leading into hall with stairs or lift access to first floor

ENTRANCE TO THE FLAT

Large hall way with intercom phone for guest access, two storage cupboards one housing the tank the other housing the electric both with shelving for storage.

LOUNGE/DINER

17' 3" x 12' 2" (5.26m x 3.71m) Double glazed patio doors leading to the balcony with stunning sea front views of the channel

KITCHEN

8' 8" x 7' 4" (2.64m x 2.24m) Fully fitted kitchen with wall and base units, electric hob, oven and extractor fan, double sink and drainer, with a integrated washing machine, and space for a dishwasher and a fridge/freezer

BEDROOM ONE

12' 6" x 11' 4" (3.81m x 3.45m) Double glazed doors to the rear with a Juliet balcony, fitted wardrobes, door leading to en-suite with carpet flooring

ENSUITE

7' 8" x 5' 1" (2.34m x 1.55m) Large shower, wash hand basin set in a vanity unit , WC and electric wall towel radiator with a tiled floor.

BEDROOM TWO

10' 9" x 10' 7" (3.28m x 3.23m) Double glazed window to the rear fitted wardrobes, carpet flooring.

BATHROOM

7' 8" x 6' 6" (2.34m x 1.98m) white bathroom suite bath with overhead shower, wash hand basin set in a vanity unit, WC electric wall towel radiator, with a tiled floor.

Leasehold remaining 978 yrs

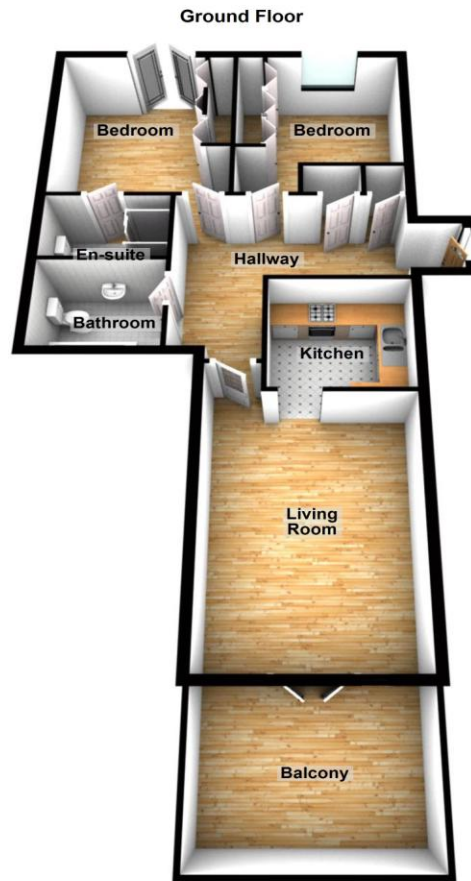
Service charge £2800 PA

Ground rent £200 PA

42 BIRNBECK ROAD, WESTON-SUPER-MARE, BS23 2BX



Council Tax:
Band E
Local Authority:
North somerset council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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