



BEACH ROAD, W-S-M

ASKING PRICE OF £185,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- SEAFRONT APARTMENT
- BALCONY
- LEASEHOLD PROPERTY

BEACH ROAD, WESTON-SUPER-MARE,



Offered to the market with no onward chain, this spacious two-bedroom apartment is located on the fourth floor of the well-regarded Carlton Mansions, ideally positioned along Weston-super-Mare's popular seafront.

The property enjoys easy access to the beach and is within comfortable reach of a wide range of local shops, cafés, restaurants and transport links, making it a great option for a permanent coastal home or a convenient lock-up-and-leave by the sea.

Situated within a secure and well-maintained development, the building benefits from a secure entry system with both lift and stair access. The apartment also comes with allocated parking for one vehicle, additional guest parking, electric heating and useful built-in storage.

Inside, the accommodation is accessed via a welcoming entrance hallway with a storage cupboard and doors leading to all rooms. There are two well-proportioned bedrooms, along with a bathroom fitted with a bath and shower over, wash

hand basin and WC.

The kitchen is fitted with a range of eye and base level units with work surfaces over, an inset sink, integrated oven and hob, along with space and plumbing for further appliances.

The lounge/diner is a particularly spacious and bright room, providing ample space for both living and dining furniture. Sliding patio doors lead out to a private balcony, which faces away from the seafront and offers a pleasant outdoor seating area.

Externally, the property benefits from allocated parking and visitor parking for guests.

The service charge is currently £3,228 per year and is paid monthly.

HALL

Access to all rooms, flooring laid to carpet, storage cupboards.

BATHROOM

10' 9" x 6' 10" (3.3m x 2.1m) UPVC double glazed window to side, bath with shower over, low level WC, hand wash basin, flooring laid to carpet.

BEDROOM

13' 9" x 11' 9" (4.2m x 3.6m) UPVC double glazed window to side, fitted wardrobes, electric storage heater, flooring laid to carpet.

BEDROOM

8' 2" x 7' 10" (2.5m x 2.4m) UPVC double glazed window to side, electric storage heater, flooring laid to carpet.

BEACH ROAD, WESTON-SUPER-MARE, BS23 1SW

KITCHEN

9' 2" x 8' 2" (2.8m x 2.5m) Internal window, wall and floor mounted cupboards with countertop over, inset sink and drainer, integrated hob and cooker, space and plumbing for washing machine.

LOUNGE/DINER

20' 11" x 17' 4" (6.4m x 5.3m) MAX MEASUREMENTS. UPVC double glazed windows to side and rear, sliding patio doors to balcony, electric storage heaters, flooring laid to carpet.

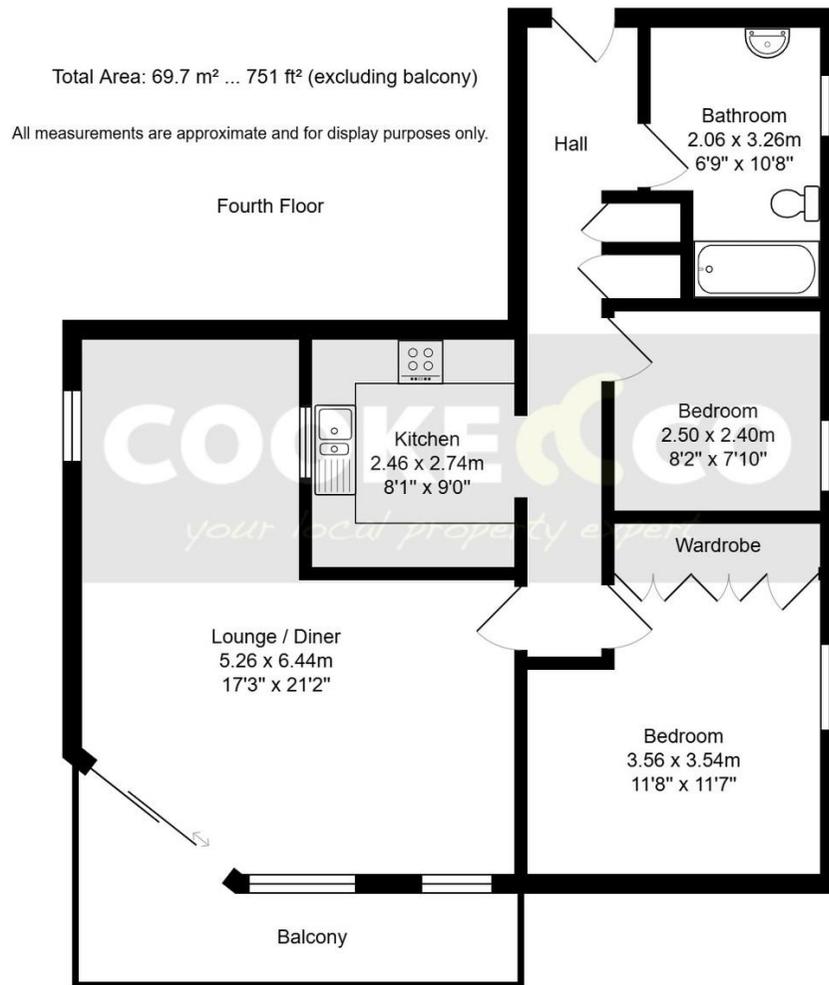


Council Tax:

Band D

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

OFFICE CONTACT INFO

236 High Street
 Worle
 Weston-Super-Mare
 Avon
 BS22 6JE

01934 522244
enquiries@cookeproperty.co.uk
www.cookeproperty.co.uk

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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