

Royal Sands, Weston-super-Mare, North Somerset, BS23 4NJ

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



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A well presented two bedroom, first floor, leasehold apartment, retaining a wealth of character and charm alongside modern attributes. The property benefits from a wonderful master bedroom with an en-suite shower room, a separate family bathroom and an allocated parking space. Further benefitting from no onward chain, this apartment presents an excellent opportunity for those seeking a coastal home or retreat.

The accommodation begins with a welcoming communal entrance, with stairs rising to the first floor, leading into an inviting entrance hallway with timber-effect laminate flooring, a built-in airing cupboard housing the gas-fired boiler, additional storage and an intercom system. The light and bright living/dining room offers an attractive focal point with an electric fireplace set upon a stone hearth and surround, complemented by a timber-framed, double-glazed sash-style window with gothic-inspired arched detailing and decorative ceiling roses.

The well presented kitchen features a range of wall and floor units, complementary worktops and splashbacks, alongside a selection of integrated appliances including a dishwasher, washing machine, fridge/freezer and 'Neff' oven, grill and induction hob. The master bedroom benefits from built-in wardrobe storage and an en-suite shower room, while the second double bedroom provides further comfortable accommodation. Completing the interior is a separate bathroom fitted with a panelled bath with shower attachment, wash hand basin and WC.

Externally, the property benefits from an allocated parking space within a communal car park. Ideally positioned within the gated community of Royal Sands, at the foot of Weston-super-Mare's seafront, the apartment enjoys convenient access to the coastline, promenade and a range of local amenities. Offering an appealing combination of character, convenience and coastal living, this property is ideally suited to those seeking a seaside retreat or a home close to the waterfront.

EPC Rating: TBA | Council Tax Band: C

- **A well presented, two bedroom, first floor, leasehold apartment**
- **Complete with a master bedroom & ensuite shower room**
- **Retaining characterful features & charm while accompanying modern attributes**
- **Benefitting from no onward chain**
- **Allocated parking providing a valuable off-street space**
- **Well positioned within the gated community of Royal Sands located at the foot of Weston-super-Mare's seafront**
- **Idyllic for those seeking a coastal retreat**
- **Presented across 647 Sq. Ft.**









Accommodation

Communal Entrance
On approach to the property you are met with a communal entrance door with a set of stairs rising to the first floor where the apartment is situated.

Hallway
An inviting entrance hallway with timber effect laminate flooring, radiator, built-in airing cupboard housing wall mounted gas fired boiler, wall mounted intercom system, consumer unit, storage cupboard housing an electric meter, ceiling lights, roof access hatch, doors leading to principal rooms.

Living/Dining Room
Light and bright living and dining space with timber effect laminate flooring, electric fireplace upon a stone hearth and surround feature, timber-framed, double-glazed sash-style window with gothic-inspired arched detailing, radiators, ceiling roses with ceiling lights.

Kitchen
Well presented kitchen with a range of wall and floor storage units with worktops and matching splashback, integrated dishwasher, two inset circular stainless steel sinks with a swan neck style tap over, integrated washer/dryer, under wall unit lighting, inset four ring “Neff” induction hob with an extraction hood over and “Neff” oven & grill under, integrated tall fridge/freezer, two electrically operated timber framed double glazed sash style windows with tiled sills, extractor fan, ceiling spotlights.

Master Bedroom
Wonderful master bedroom with a built-in storage wardrobe with hanging rails, timber framed double glazed sash style windows, radiator, pendant ceiling light, a door leading to the ensuite shower room.

Ensuite Shower Room
Low-level WC, wash hand basin over pedestal, enclosed electric shower, radiator, partially tiled walls, wall light, extractor fan, ceiling spotlights.

Bedroom Two
Double bedroom with timber framed double glazed sash style windows, radiator, ceiling light.

Bathroom
Low-level WC, wash hand basin over pedestal, panelled bath with shower attachment over, partially tiled walls, radiator, wall light, extractor fan, ceiling spotlights.

Outside

Parking
The property is complete with an allocated parking space that is located within a communal car park.

Communal Grounds
Residents can enjoy access to an expansive and beautifully green communal garden, providing a wonderful outdoor space to relax and take in the surrounding scenery. An elevated stone platform offers an outstanding panoramic outlook across Weston-super-Mare's beach and coastline, creating a particularly special vantage point. The community also benefits from its own residents' chapel, which is available for residents to access and reserve for special occasions, adding a unique and charming feature to this attractive gated development.

Services
Mains water, gas, electric and drainage.

Heating System
Gas central heating.

Broadband/Mobile Coverage
To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure
Leasehold, 199 years from 1st January 1999.

Ground Rent
Circa £522.00 per annum, as advised by the vendor.

Management Company
Stephen and Co.

Management Fee
Circa £1,800.00 per annum, as advised by the vendor.

Coverage
Buildings insurance, general maintenance, gardening, cleaning of communal areas, window cleaning.

360 Virtual Tour
https://tour.giraffe360.com/1cecfa187569430a8d53084de2f21033

3D Floor Plan
https://my.giraffe360.com/3dflp/58qtpsl

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

Access
Private road.












Basil
Oregano
Sage
Thyme
Mint
Parsley
Rosemary



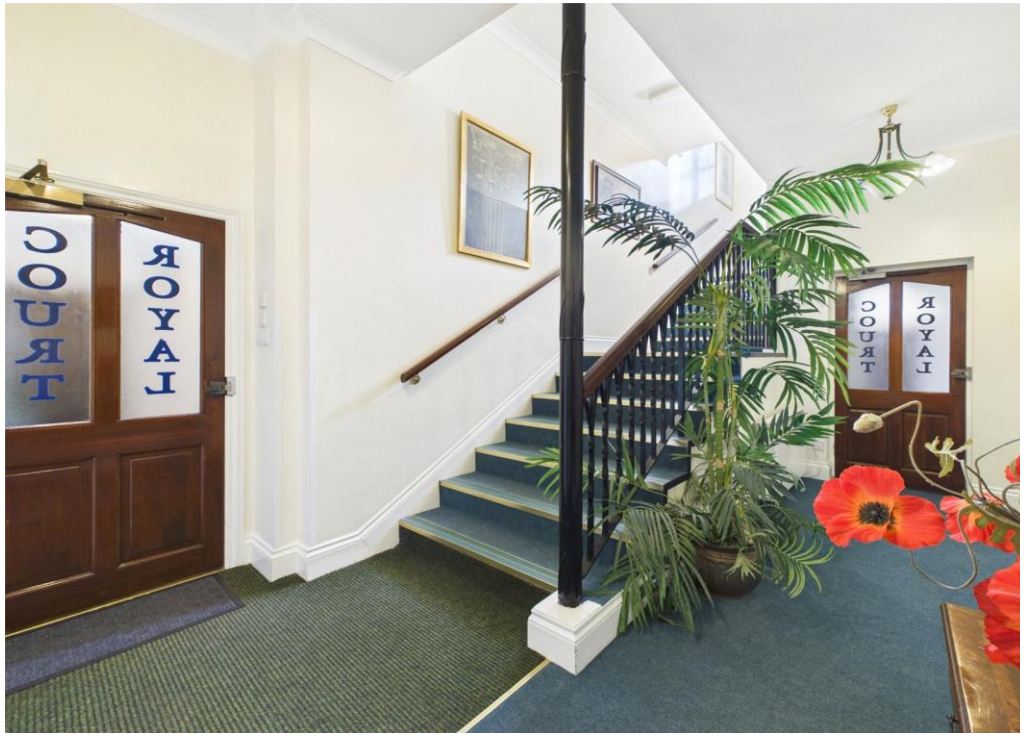











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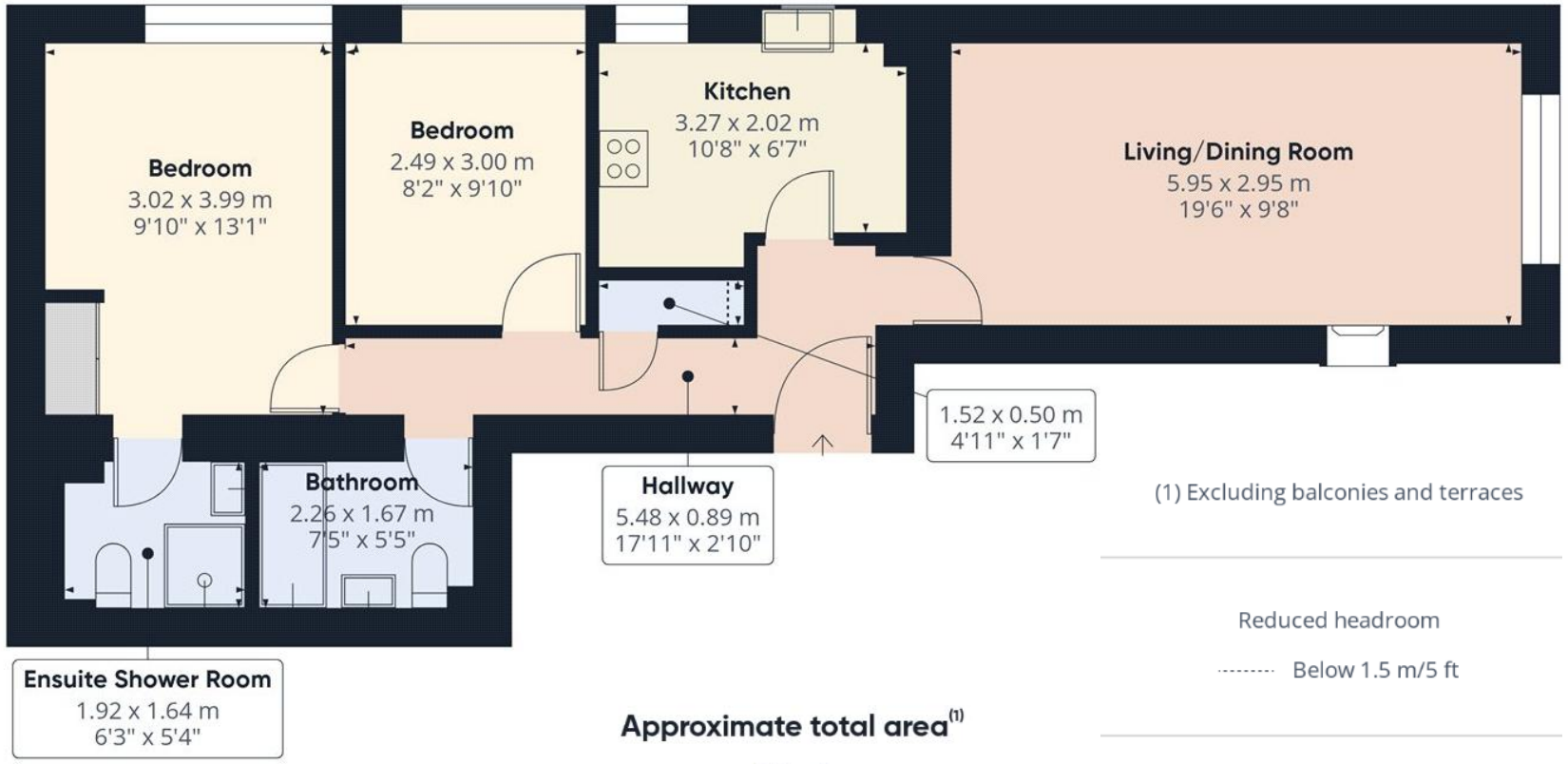












Approximate total area(1)

60 m²

647 ft²

Reduced headroom

0.1 m²

1 ft²

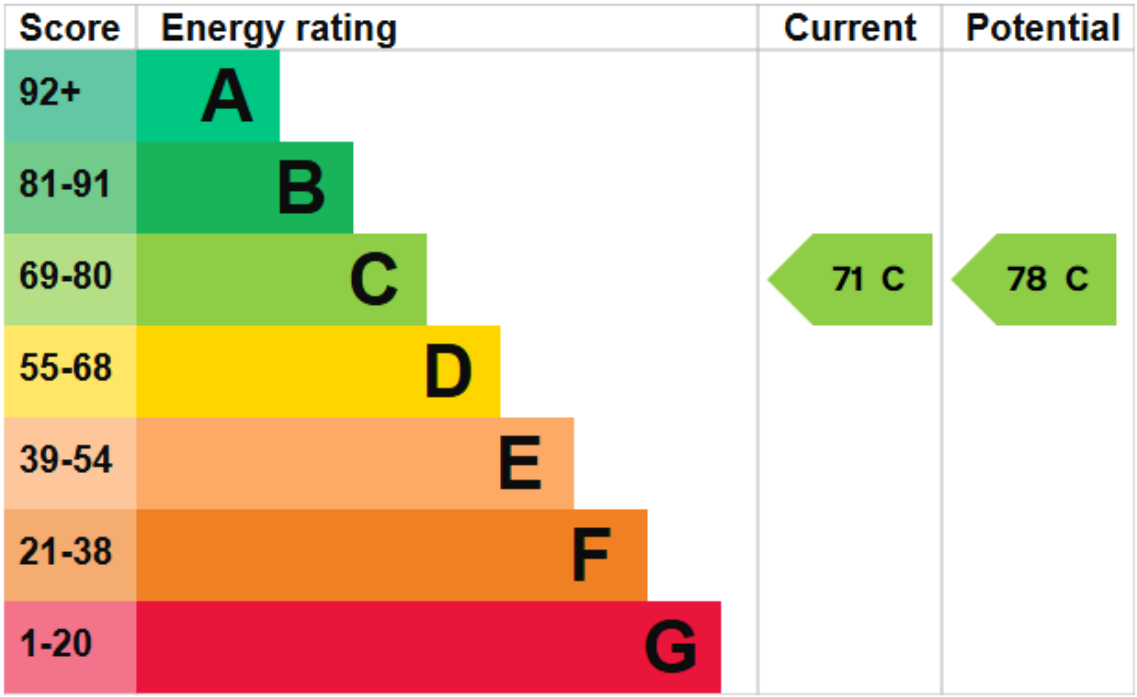
(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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