

Maple Court, Shrubbery Avenue, Weston-Super-Mare, Somerset
. BS23 2JW

£200,000 Leasehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....A stunning first floor apartment set on the popular Weston super Mare hillside and within walking distance of the sea front, which has an array of cafes, restaurants, bars, and an amazing promenade that over looks the beach.

There is lift and stair access to all floors, and the current sellers have upgraded the apartment to a high standard which comprises a nice size hallway with 3 good size storage cupboards, lounge with double glazed sliding door to the South facing balcony, a lovely place to enjoy a drink and relax in the sunshine, 2 double bedrooms both with a South facing aspect, a modern shower room with a separate WC, a fantastic modern kitchen/diner with built in appliances that include integrated dishwasher, washer/dryer, fan oven, microwave and fridge/freezer. Plus double glazing, a larger than average garage, and modern electric Fischer's unique HeatCore electric radiators.

So if you want to live near the sea front, want an apartment in superb condition, like to relax in the sunshine on a balcony, then look no further, and call House Fox Estate Agents today

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb first floor apartment
- 2 double bedrooms
- South facing balcony
- Good size lounge
- Modern kitchen with appliances
- Garage
- Minutes from the sea front
- Lift and stairs access to all floors
- EPC-E



ROOM DESCRIPTIONS

Communal front door to communal hallway

Security entrance phone system with no trade button

Communal hallway:

Lift or stairs to all floors

Main front door to the apartment

Hallway:

Security entry phone system, Fischers's unique 40mm HeatCore electric radiator, all switches and sockets are chrome, BT socket, 3 good size cupboards all with light and power, plus in one of the cupboards is the Consumer Fuse Board which was renewed in 2020

Living room:

16' 4" x 12' 4" (4.98m x 3.76m) Fischers's unique 40mm HeatCore electric radiator, all switches and sockets are chrome, sliding double glazed door to the balcony

Balcony:

A lovely place to sit and relax as you have a South facing aspect and sea glimpses

Kitchen/diner:

16' 3" x 8' 3" (4.95m x 2.51m) A lovely modern kitchen with sink unit, a range of modern floor and wall units, built in oven and induction hob, integrated dishwasher, integrated washer/dryer, integrated microwave, integrated fridge/freezer, South facing tilt and open double glazed window, all switches and sockets are chrome (2 sockets have USB points)

Bedroom 1:

16' 5" x 10' 8" (5.00m x 3.25m) South facing room with a tilt and open double glazed window, Fischers's unique 40mm HeatCore electric radiator, all switches and sockets are chrome, USB socket

Bedroom 2:

13' 6" x 7' 11" (4.11m x 2.41m) South facing room with a tilt and open double glazed window, Fischers's unique 40mm HeatCore electric radiator, all switches and sockets are chrome, USB socket

Shower room:

Modern shower room with corner shower cubicle, toilet with sink unit, chrome towel rail,

Garage & parking:

To the rear is a GARAGE which is larger than your normal single garage, plus additional parking on a first come first served basis

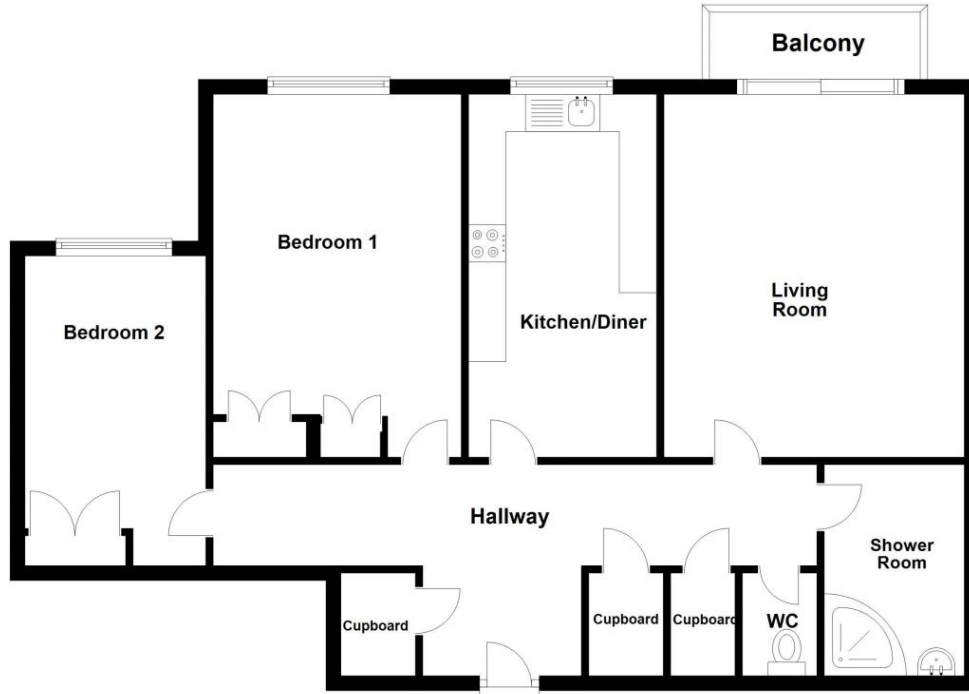
NB;

- * Indoor recycling room
- * Outside power point
- * Outside water tap
- * Maple court is self managed by the residents
- * Lease is 999 years from 1974
- * Management fee as of 14th June 2023 is £1400 per year, and paid in 2 instalments, January and July



FLOORPLAN & EPC

First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.

