

Birnbeck Court, Carlton Street, Weston-Super-Mare, Somerset.

BS23 1UL

£120,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS...this well-positioned retirement apartment is ideally located close to the sea and within easy reach of the town centre, offering convenience and comfort. The property features two double bedrooms, a spacious lounge, a separate kitchen, parking, and the added benefit of an on-site manager. Accessed via Carlton Street, a short roadway leads to the apartment building, where you'll find first come first served parking at the front and well-maintained communal gardens. The apartment is located on the 3rd floor, accessible by lift or stairs from the entrance lobby. Inside, the lounge provides a generous living space, with the kitchen situated to the rear, complete with a range of wall and base units, space for an oven, washing machine and a fridge freezer, and an inset stainless steel sink/drainer. Both bedrooms are well-sized, each with built-in wardrobes, offering ample storage. Additionally, the entrance hall features two large cupboards for extra storage. The bathroom includes a built-in WC and basin, and a large walk-in shower for ease of use.

## FEATURES

- Retirement apartment for over 60's
- Two bedrooms
- Beach and town very close by
- Lift access or stairs
- Care link response/call system plus an on-site manager 9am- 5pm Monday to Friday
- Lovely communal gardens
- No Onward Chain
- EPC-TBC



## ROOM DESCRIPTIONS

### **Entrance Hall**

Has 2 large useful store cupboards, electric heating

### **Lounge/ Living/ Kitchen**

3.03m x 6.26m (9' 11" x 20' 6") Electric heating; Upvc double glazed window to front  
Kitchen: Range of wall and base units with worktops over, space for; oven, washing machine, slimline dishwasher, fridge/freezer and an inset stainless steel sink/drain, double glazed window to side

### **Bathroom**

Electric heating; suite of built-in WC and basin vanity unit and a large walk in shower.

### **Bedroom One**

2.94m x 2.72m (9' 8" x 8' 11") Double glazed window to front, fitted wardrobe

### **Bedroom Two**

2.16m x 2.71m (7' 1" x 8' 11") Double glazed window to front, built in wardrobe

### **Communal Garden**

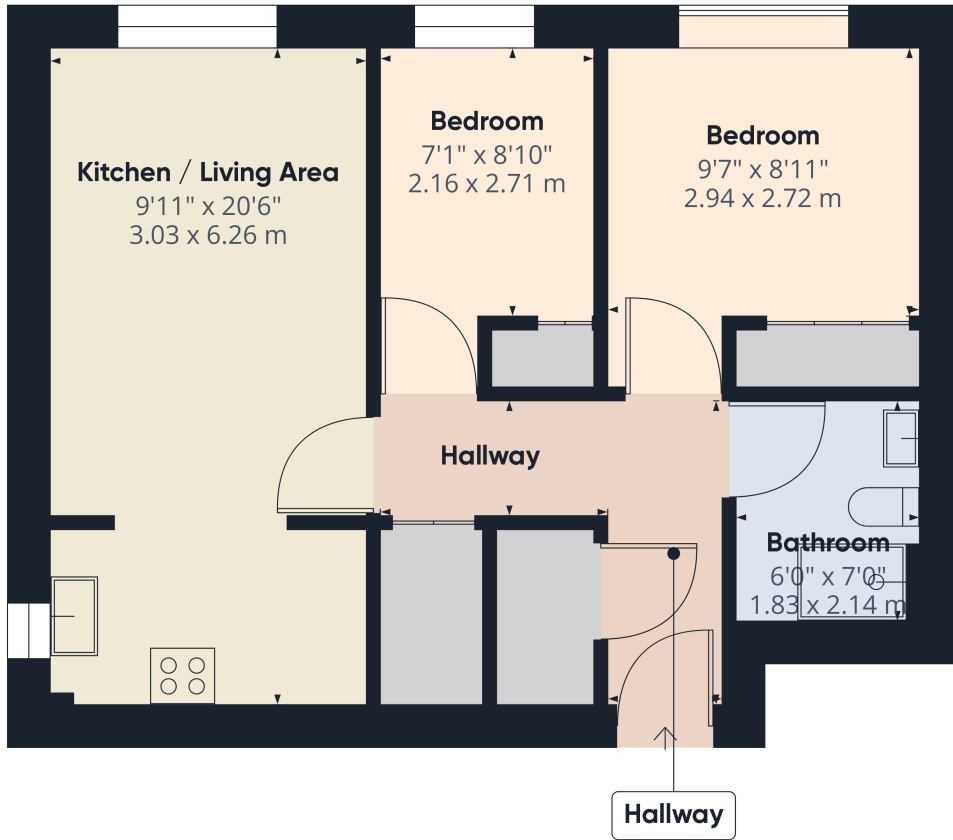
garden area to rear of the property

### **Parking**

parking space is on a first come first served basis in the car park



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
515.05 ft<sup>2</sup>  
47.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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