

Royal Crescent, Weston-Super-Mare, Somerset. BS23 2AX

£325,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A superb ground floor apartment with its own entrance, garden and parking.

Royal Crescent is set in a highly sought after location with the beach, promenade, sea front, cafes, bars, hotels, restaurants, all within a couple of minutes walk

The apartment has been completely refurbished and you can move straight in.

The accommodation offers you great space and comprises hallway, good size lounge, brand new kitchen with appliances, 3 bedrooms, dining room with doors onto the garden, 2 bathrooms, plus modern electric heating, parking space and garden for entertaining and relaxing.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Garden apartment
- 3 bedrooms
- Parking space
- Garden
- Newly refurbished throughout
- Good size lounge
- Separate dining room
- 2 bathrooms
- Close to the sea front



## ROOM DESCRIPTIONS

### **Door to the rear of the property to a small entrance hallway**

This property can be accessed via its own rear entrance, or via the main communal hallway

### **Lounge:**

5.56m x 3.90m (18' 3" x 12' 10") A lovely size lounge with modern electric heater, brand new flooring, opening to the kitchen

### **Kitchen:**

6.27m x 2.67m (20' 7" x 8' 9") Sink unit, a range of modern floor and wall units, integrated fridge/freezer, built in oven and hob, 2 windows, door to the rear small hallway

### **Small rear hallway:**

Door to bathroom 2, door to the garden

### **Bathroom 2:**

Shower cubicle, wash hand basin, WC, window

### **Dining room:**

4.37m x 2.57m (14' 4" x 8' 5") Doors to the garden, modern electric heater, brand new flooring

### **Hallway:**

This hallway can be approached from stairs from the communal hallway

### **Bedroom 1:**

3.72m x 2.72m (12' 2" x 8' 11") Window, electric modern heater, brand new flooring

### **Bedroom 2:**

4.55m x 2.42m (14' 11" x 7' 11") Modern electric heater, window, brand new flooring

### **Bedroom 3:**

3.67m x 2.61m (12' 0" x 8' 7") Modern electric heater, brand new flooring, window

### **Bathroom 1:**

Walk in shower cubicle, wash hand basin, WC

### **Parking space:**

1 allocated space to the rear of the property

### **Garden:**

A good size patio area, artificial grass area, rear gate access to the parking space



# FLOORPLAN & EPC

