

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

£240,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the prestigious Royal Crescent of Weston-super-Mare, this delightful two-bedroom apartment offers a blend of modern convenience and timeless elegance. Boasting a prime third-floor position, this residence epitomizes comfortable coastal living at its finest. Upon arrival, residents are greeted by a communal entrance, adorned with charm and accessibility.

Ascend effortlessly to the third floor via either stairs or a convenient lift, ensuring accessibility for all occupants. Enter through the inviting threshold into a lovely long entrance hall, setting the tone for the generous proportions and inviting ambiance found throughout the residence. Discover a beautifully appointed bathroom, exuding contemporary flair and offering a serene sanctuary for relaxation and rejuvenation. The heart of the home, a spacious lounge/diner awaits, providing an ideal setting for both intimate gatherings and lively entertainment. Bathed in natural light, this versatile space promises comfort and sophistication. The adjacent kitchen/diner beckons with its modern amenities and ample space for culinary pursuits. From casual breakfasts to gourmet dinners, this area is sure to inspire culinary creativity.

Retreat to the tranquility of two well-proportioned bedrooms, offering peaceful havens for rest and relaxation. The main bedroom boasts the added luxury of an en-suite bathroom, providing a private oasis for pampering. Convenience is key with allocated parking provided, ensuring hassle-free arrivals and departures for residents and guests alike. Situated just a stone's throw away from Weston seafront, residents of this exclusive address are treated to unparalleled access to the area's vibrant coastal amenities. Enjoy leisurely strolls along the promenade, indulge in seaside dining experiences, or simply bask in the breathtaking views of the Bristol Channel.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Third Floor Apartment
- Two Bedrooms
- Allocated Parking
- Lift Access
- Gas Central Heating
- Sought After Location
- Close to Sea Front
- Bathroom and En Suite
- Lounge/Diner
- EPC- C



ROOM DESCRIPTIONS

Communal Entrance

Paved pathway leading up to main front door with access into communal hallway, stairs or lift rising to third floor with access to;

Entrance Hall

Door opening into entrance hall, storage cupboard, doors to all rooms, radiator.

Bathroom

8' 1" x 8' 10" (2.46m x 2.69m)
Beautiful three piece suite comprising low level WC, bath with shower attachments, vanity wash hand basin and heated towel rail.

Living Room/Diner

19' 1" x 13' 2" (5.82m x 4.01m) Two beautiful West facing sash windows with front aspect, radiator, space for dining room table, double doors opening back out to hallway

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m) Sash window opening to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated ovens, integrated four ring gas hob, integrated fridge/freezer, integrated dish washer and integrated washing machine, space for dining room table, storage cupboard housing boiler.

Bedroom One

11' 3" x 13' 4" (3.43m x 4.06m) Sash window with front aspect, radiator, door through to;

En Suite

Three piece suite comprising low level WC, pedestal wash hand basin, fully enclosed shower cubicle with fitted shower attachment, heated towel rail .

Bedroom Two

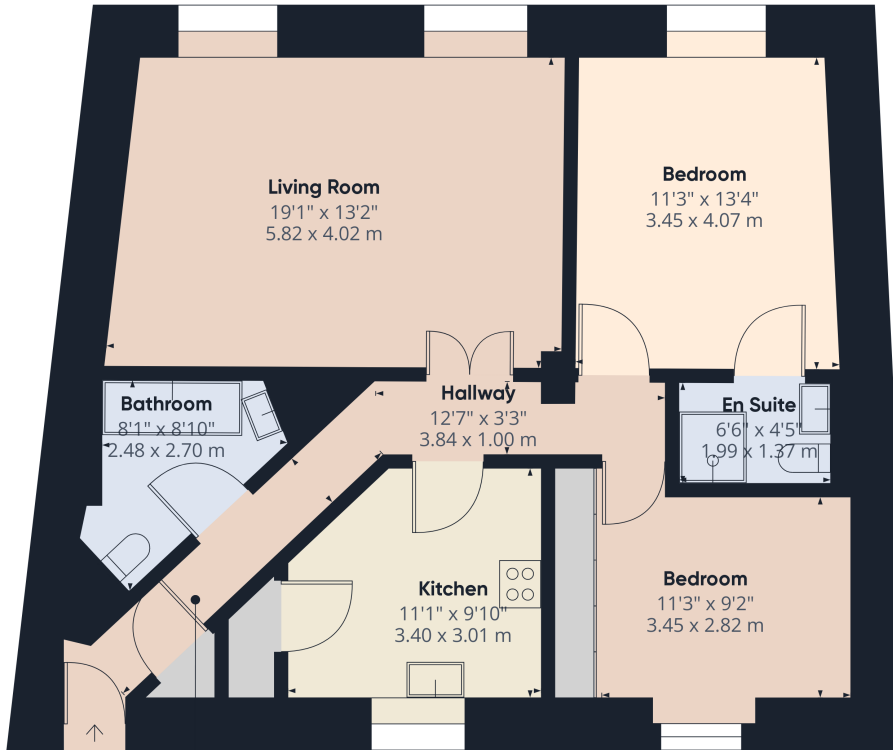
11' 3" x 9' 2" (3.43m x 2.79m) Sash windows to rear aspect, radiator and built in wardrobes

Parking

One allocated parking space



FLOORPLAN & EPC



Hallway
14'8" x 3'2"
4.49 x 0.98 m

Approximate total area⁽¹⁾
819.62 ft²
76.15 m²

(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.

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