

Birnbeck Court, Carlton Street, Weston-Super-Mare, Somerset.
BS23 1UL

£100,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated within the well-regarded Birnbeck Court development, this delightful two-bedroom retirement flat offers comfort, convenience, and independence in a highly sought-after location. Purpose-built for the over 60s, the property combines modern amenities with a welcoming community feel, making it an excellent choice for those looking to downsize or enjoy a more relaxed lifestyle by the coast. The apartment itself is set within a well-maintained building that benefits from both stairs and lift access, ensuring easy accessibility for all residents. Inside, you'll find a spacious and inviting open-plan living area that incorporates the lounge, dining space, and a well-designed kitchen. This layout creates a sociable and practical hub of the home, perfect for entertaining family or simply relaxing in comfort. There are two good-sized bedrooms, both of which are light and airy, providing versatile accommodation for guests, hobbies, or a study if required. The property also features a modern wet room, designed with ease of use in mind, adding to the overall practicality of the home. Externally, residents benefit from a small communal garden, ideal for enjoying some fresh air without the need for upkeep, as well as the added convenience of off-road parking, with one space allocated to the flat. Birnbeck Court enjoys an excellent location within walking distance of Weston-super-Mare's famous sea front. Here, you can take advantage of the promenade, sandy beaches, cafés, and local shops, all just a short stroll away. Public transport links and essential amenities are also easily accessible, providing everything you need right on your doorstep.

FEATURES

- 360 VIDEO TOUR AVAILABLE
- Second Floor Apartment (Lift Available)
- Two Bedrooms
- Open Plan Living Room/Diner/Kitchen
- Site Manager During the Day
- Walking Distance to Weston Sea Front
- Over 60s
- EPC - C
- Parking
- Communal Garden



ROOM DESCRIPTIONS

Communal Entrance

Communal door opening to communal entrance hall, from here you have access to the site manager, stairs rising to all floor and also lift to all floors.

Entrance to Flat

Access into the flat, two storage cupboards (one being used as a utility area) doors to all rooms and radiator.

Living Room/Diner

14' 6" x 9' 10" (4.42m x 3.00m)
UPVC double glazed window to side aspect, radiator and opening to;

Kitchen

5' 9" x 9' 9" (1.75m x 2.97m)
Range of wall and base units
inset sink and drainer with mixer taps over, space for fridge freezer and space for cooker.

Bedroom One

8' 10" x 9' 8" (2.69m x 2.95m)
UPVC double glazed window to side aspect, built in wardrobes and storage, radiator.

Bedroom Two

8' 9" x 7' 1" (2.67m x 2.16m)
UPVC double glazed window to side aspect, radiator and built in storage cupboard.

Wet Room

7' 1" x 6' 0" (2.16m x 1.83m) Low level WC and pedestal wash hand basin, optional enclosed wet room area with fitted shower attachment, heated towel rail.

Parking

Parking for one car



FLOORPLAN & EPC

