

**Apartment 24 Birnbeck Lodge, Birnbeck Road,  
Weston super Mare. BS23 2BX**

**£310,000 Leasehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

WOW..WHAT A TERRACE THIS APARTMENT HAS, YOU COULD EASILY GET 10 TO 12 PEOPLE ON IT....Set opposite Marine Lake and within a stones throw of the promenade and beach, this amazing top floor apartment is a must view.

The building has been redeveloped into 17 apartments, and the developers have gone for a high quality finish to include Villeroy & Boch bathroom suites, fully fitted kitchens with Bosch appliances, Karndean flooring, brand new carpets in the bedrooms, modern electric heating and double glazing.

Inside you have an open plan lounge/dining/kitchen area with bi-folds on to the Sun terrace, which has views towards the sea. The 2 bedrooms are both doubles, the bathroom is beautifully finished, and this really is an apartment you need to see.

Allocated parking space with an electric charging point, solar panels, and a management fee of £115 per month

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Apartment 24
- THIS PROPERTY BENEFITS FROM SOLAR PANELS
- Second floor apartment
- Sun terrace with views
- Fantastic open plan lounge to kitchen
- Quality finish throughout
- Set opposite the beach
- Fully fitted kitchen with appliances
- Allocated parking with electric charging point



## ROOM DESCRIPTIONS

### **Communal hallway:**

Stairs to the top floor, door to the apartment

### **Hallway:**

Cupboard, electric heater, Karndean flooring

### **Open plan lounge/dining/kitchen:**

A open plan room with double glazed window giving views towards the sea.

Karndean flooring, modern electric heaters, bi-fold doors on to the sun terrace. The Kitchen has a range of modern floor and wall units, integrated dishwasher, fridge, freezer and built in oven and induction hob.

### **Sun terrace:**

26' 0" x 16' 0" (7.92m x 4.88m)  
L-Shaped...A lovely area to sit, relax and enjoy views towards the sea

### **Bedroom 1:**

23' 7" x 8' 0" (7.19m x 2.44m)  
Modern electric heater, brand new carpets, double glazed window

### **Bedroom 2:**

12' 10" x 8' 4" (3.91m x 2.54m)  
Modern electric heater, brand new carpets, double glazed window

### **Bathroom:**

Vileroy and Boch suite comprising Bath with shower over, WC, wash hand basin, heated towel rail

### **Parking:**

The property comes with one allocated parking space with a Charging point



# FLOORPLAN & EPC

## Floor Plan

