

Elizabeth House, Victoria Quadrant, Weston-Super-Mare,  
Somerset. BS23 2QB

£165,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this top floor two bedroom apartment situated within a minutes walk of the town centre & all amenities.

The current owner has recently decorated the flat and had new flooring laid. The flat offers light and airy accommodation which comprises hallway, lounge, recently re-fitted kitchen, two large double bedrooms, modern bathroom, gas central heating, double glazing.

Victoria Quadrant is just a few hundred yards from the Boulevard and Weston super Mare High Street with its array of shops, public houses, restaurants, cafes, and the Sovereign shopping centre. Walk a bit further and you will find yourself on Weston super Mare sea front, which stretches for miles and is perfect for those Summer evening walks.

## FEATURES

- Top Floor Apartment
- Two Double Bedrooms
- Close to Town Centre & Sea Front
- Well Presented & Good Condition Throughout
- Re-Fitted Kitchen
- Modern Bathroom
- Re-wired late 2021
- Leasehold > 900 years
- EPC - D
- Council Tax Band - B



## ROOM DESCRIPTIONS

### Entrance

Communal front door at Hall floor with stairs rising to first floor. Useful communal cupboard. Wood private entrance front door.

### Hall

Spacious hall with newly fitted Gladstone Dark Oak wood laminate flooring, double glazed window, radiator. Storage cupboard housing latest specification metal fuse box with the property having been rewired around 18 months ago.

### Lounge

Plush grey carpet, double glazed window, radiator, coving.

### Kitchen

Re-fitted kitchen units in soft Cream with Oak wood effect worksurface. Integrated dishwasher, fridge/freezer, induction hob with electric oven below & chimney style extractor hood over. Graphite composite sink & drainer with mixer tap. Under counter lighting, ceiling spotlights, glass splash-backs, Light grey wood effect LVT flooring. Double glazed window.

### Bedroom One

Front facing double glazed box window, radiator, picture rail.

### Bedroom Two

Dual aspect double glazed windows, radiator, picture rail

### Bathroom

Modern white suite consisting panel bath with mains operated shower over & glass screen, low level WC & floating wash hand basin. Feature tiled splash-backs & flooring. Obscure double glazed window. Heated towel rail.

### Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property







## FLOORPLAN & EPC

