

702 Carlton Mansions, Beach Road, Weston-Super-Mare,  
Somerset. BS23 1SW

£365,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This LARGE TOP FLOOR APARTMENT WITH AMAZING PANORAMIC VIEWS over the beach and beyond offers 2 spacious double bedrooms, one en suite, living room with dual aspect views, separate dining room area, a stunning SUN ROOM with those fabulous views, covered parking for 2 cars and the incredible addition of its own private lift up to large hobby room and storage room.

Carlton Mansions is set within minutes walk of Weston town centre, with restaurant's, bars and beach. Access to the apartment building is via a secure gated entrance to the rear. There are two covered parking spaces situated near to the entrance door which leads into a communal foyer with 2 lifts and a staircase providing access to this 7th Floor apartment. This top floor apartment offers a large living space consisting of two double bedrooms with the main bedroom having great views and an en suite shower room with WC and wash basin; separate kitchen with a range of wall and base units with granite worktops over, electric hob with extractor hood over; eye level double electric oven and grill, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer. The main bathroom offers WC, bidet, spa bath with shower over. The main living room is a great size with open access to the dining room and both rooms having doors to the hallway; there is also a door to the large sun room which stretches across the entire front of the property and has some of the best views we have ever seen from a Weston property. Other benefits will include a large store cupboard in the apartment, another large store cupboard in the hallway outside the apartment door and two allocated and covered parking spaces near the entrance door. A further benefit which we have never seen before is the apartment having its own private lift which goes up into the roof giving a big storage room and also a hobby room. We believe this penthouse apartment is the largest in the Carlton Mansions buildings and really must be viewed to appreciate what is on offer here.

## FEATURES

- Hugely SPACIOUS top floor apartment
- STUNNING VIEWS
- Two double bedrooms, one with en-suite
- 46ft Sun Room with panoramic SEA VIEWS
- Personal Lift Access to hobby room, store room
- Ensuite To Master Bedroom
- Two allocated covered parking spaces
- Secure Gated Parking Area
- MUST BE VIEWED TO APPRECIATE
- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- EPC - D
- Council Tax - Band F



## ROOM DESCRIPTIONS

### Communal Hallway

Lift (or stairs) to all floors

### Main Door to Apartment

Large store cupboard next to the apartment front door only for this apartment.

### Hallway

Doors to all rooms, storage cupboard housing shelving and hang rails. Secure entry phone system.

### Living Room/Diner

21' 4" x 11' 10" (6.50m x 3.61m) Double glazed windows with side and front aspect, obscure french doors opening onto hallway, wood effect sliding doors opening onto sun room, opens into dining room area

### Dining Room Area

Opening into the living room and door access to hallway

### Sun Room

46' 11" x 6' 0" (14.30m x 1.83m) Double glazed windows across property front with panoramic views of Weston sea front. Personal lift and also ladder up to store/hobby rooms in the roof

### Kitchen

12' 1" x 8' 5" (3.68m x 2.57m) range of wall and base units with granite worktops over, electric hob with extractor hood over; eye level electric double oven and grill, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer.

### Master Bedroom

20' 4" x 11' 11" (6.20m x 3.63m) Double glazed window with side aspect onto Weston hillside, sliding doors opening onto sun room; built in storage; door to en suite

### Ensuite

8' 4" x 7' 2" (2.54m x 2.18m) Double shower with attachment over, pedestal wash basin, low level WC, bidet, heated towel rail.

### Bedroom Two

12' 10" x 10' 10" (3.91m x 3.30m) Double glazed window with aspect onto Sun room and views of Weston sea front, built in storage cupboard, built in double wardrobe with sliding doors.

### Bathroom

8' 2" x 7' 2" (2.49m x 2.18m) Jacuzzi bath with shower over, low level WC, pedestal wash basin with mixer taps over, bidet, heated towel rail.

### Store Room

17' 3" x 13' 9" (5.26m x 4.19m) Has personal lift or fold-up steps to sun room; door to further hobby room

### Hobby Room

18' 7" x 17' 3" (5.66m x 5.26m) Door through to rear emergency exit.

### Parking and Lease

PARKING - 2 allocated and covered parking bays near the front entrance door

LEASE - We have been advised that the lease length is 999 years from 1 December 1990. Yearly management charge is currently £3228 per annum. Additional Costs, Ground rent of £25 per annum, doubling every 25 years.



# FLOORPLAN & EPC

