

Manilla Crescent, Weston super Mare, Somerset. BS23 2BJ

Offers in Excess of £235,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled just a stone's throw away from Weston-super-Mare beach, Marine Lake, vibrant cafes, restaurants, bars, and scenic walks, this residence offers an ideal coastal home for those seeking proximity to the sea.

Meticulously maintained, the apartment unfolds with a welcoming hallway leading to a stunning open-plan 22ft lounge/kitchen/diner. With Bi-fold doors opening onto the balcony and additional double doors to the Juliet balcony, this space is a perfect fusion of style and functionality. The accommodation extends to two bedrooms, with the primary bedroom featuring a fantastic en-suite shower room. The second bedroom, currently configured as a dressing room and office space, boasts bespoke wardrobes, adding a touch of luxury to the living experience. A stylish feature bathroom completes the internal layout.

Key features include double glazing, electric heating via radiators, and the convenience of a secure parking space at the rear of the building. Noteworthy is the impressive EPC rating of B, and the seller highlights a monthly electricity bill of approximately £60—a testament to the property's energy efficiency.

In summary, this meticulously crafted apartment offers not only a beautiful living space but also the lifestyle advantages of being near the sea. With its thoughtful design, modern amenities, and secure parking, this property stands as a testament to coastal living at its finest.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning first floor apartment
- 2 bedrooms
- Superb open plan lounge/kitchen/diner
- Balcony
- Parking space
- Minutes walk to the sea front
- Feature bathroom and lovely en-suite shower room
- No onward chain
- EPC-B



## ROOM DESCRIPTIONS

### **Main communal door to the communal hallway.**

Security entry phone system

### **Communal hallway:**

Stairs or lift to all floors, door to the apartment

### **Hallway:**

Radiator, large walk in cupboard

### **Lounge/diner/kitchen:**

22' 2" x 12' 4" (6.76m x 3.76m)

A superb light room with dual aspect via double doors on to the Juliet balcony and Bi-fold doors on to the balcony. The kitchen area has a sink unit a range of modern floor and wall units, built in hob and oven, integrated dishwasher and washing machine, double glazed window, radiator

### **Balcony:**

Space for a table and chairs, a lovely place to sit and relax.

### **Bedroom 1:**

14' 3" x 9' 3" (4.34m x 2.82m)

Cupboard, double glazed window, feature paneling to one wall, radiator, door to en-suite shower room.

### **Bedroom 2:**

10' 10" x 5' 9" Minimum to the wardrobe face (3.30m x 1.75m)

The current seller uses this as a bespoke dressing room and office space, double glazed window, radiator

### **Bathroom:**

Matching modern suite with Bath, wash hand basin, WC, radiator, feature recess with light

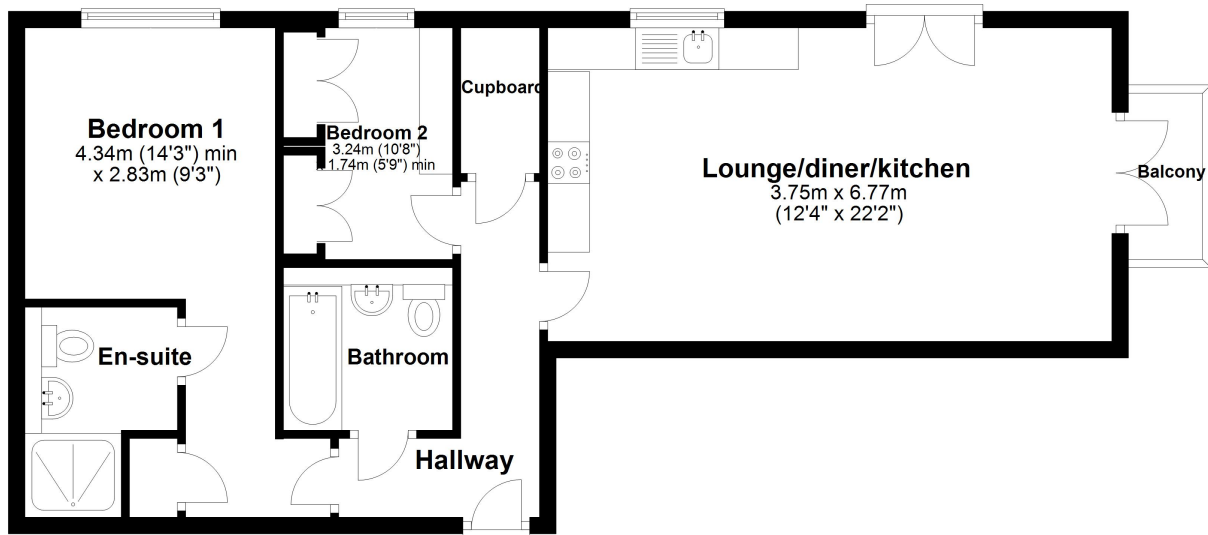
### **Parking space:**

Secure parking space to the rear of property, secured by remote electric gate.. There are electric charging points to the front and rear



# FLOORPLAN & EPC

## Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	