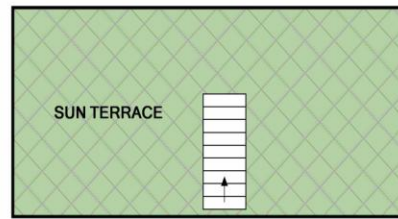


Brightestmove



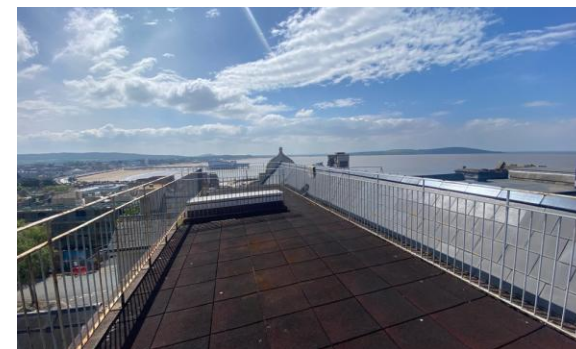
Brightestmove
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		



3 Bedroom Penthouse - Atlantic Road South, Wsm, BS23 2DE

- No Onward Chain
- Unique Penthouse Apartment
- Roof Terrace With Panoramic Views
- Three Bedrooms Including Master Ensuite
- Kitchen / Diner + Utility Room
- 30' Hallway
- Separate Lounge
- Direct Lift Access
- Allocated Parking
- UPVC D/Glazing & Gas Central Heating

Asking Price: £279,950

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

NO ONWARD CHAIN - AMAZING VIEWS - UNIQUE PENTHOUSE with LIFT ACCESS DIRECT TO THE APARTMENT. The property is located on Weston Hillside and benefits from its own PRIVATE ROOF TERRACE with PANORAMIC VIEWS, TWO ALLOCATED PARKING SPACES . Accommodation briefly comprises Hallway, Lounge, Kitchen/Diner with integrated appliances, Utility, Three Bedrooms (Master with Ensuite) plus Family Bathroom. Further benefits include gas central heating, UPVC double glazing & oak flooring in the lounge and bedrooms. **VIEWING IS STRONGLY ADVISED.**

COMMUNAL ENTRANCE

Stairs and lift access to all floors, door leading into the apartment.

HALLWAY

30' 2" x 5' 0" (9.19m x 1.52m) Loft hatch with storage space above, Intercom entry phone, storage cupboard, radiator, doors to all rooms, solid oak flooring.

LOUNGE

18' 0" x 14' 9" > 11' 9" (5.49m x 4.5m) UPVC double glazed windows to side and front aspects with views over Grand Pier, feature stone fireplace with electric fire, TV & telephone points, radiator, solid oak flooring.

KITCHEN/DINER

24' 4" x 11' 8" (7.42m x 3.56m) UPVC double glazed windows to side & rear aspects, two skylight windows. Fitted with a range of white gloss wall and base units with complementing worksurface over and inset sink. Integrated dishwasher, included Belling electric cooker and five ring gas hob with extractor over, space for large fridge/freezer, radiator, door to Utility, Karndean flooring, oak staircase leading to roof terrace.

UTILITY ROOM

6' 7" x 5' 2" (2.01m x 1.57m) Fitted worksurface, space and plumbing for washing machine & tumble dryer, Worcester gas boiler, extractor fan, solid oak flooring.

MASTER BEDROOM

16' 0" x 12' 9" > 11' 2" (4.88m x 3.89m) UPVC double glazed window to front with views towards the pier, range of built-in cupboards & wardrobes, radiator, tv point, door to:

ENSUITE

8' 7" x 6' 8" (2.62m x 2.03m) White suite comprising spa bath, separate shower cubicle with electric shower, WC, wash basin, heated towel rail. Tiling to walls and floor.

BEDROOM TWO

14' 2" x 13' 8" > 10' 0" (4.32m x 4.17m) UPVC double glazed window to rear aspect, fitted wardrobe, radiator, tv point, solid oak flooring.

BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m) UPVC double glazed window to side, built-in wardrobe, tv point, solid oak flooring.

BATHROOM

9' 0" x 6' 7" (2.74m x 2.01m) UPVC double glazed obscure window to side, white suite comprising P-shaped bath with electric shower over and glass screen, pedestal hand wash basin, WC, shaver point, heated towel rail. Tiling to walls and floor.

OUTSIDE

The property has its own roof terraced accessed via the kitchen/diner. Panoramic views over Weston & sea front and towards the Welsh coastline in the distance. A superb area to relax or entertain day or night.

TENURE

We are advised this property is Leasehold with a 999 year lease remaining from circa the year 2000 when the conversions we all done. We are advised the current monthly service charge is circa £85 per month including buildings insurance and that there are no other charges. This should all be verified with your solicitor.

