



**612 Carlton Mansions Beach Road, Weston-Super-Mare, BS23 1NJ**

**£180,000**

- Two Double Bedrooms
- Kitchen
- Allocated Parking
- EPC D
- Lounge and Dining Room
- Shower Room and Separate W/C
- No Chain

# 612 Carlton Mansions Beach Road, Weston-Super-Mare BS23 1NJ

Rachel J Homes is delighted to market this 6th Floor Flat located in Carlton Mansions, a purpose built block of flats on Beach Road. This particular property is one of the larger flats in this block and is situated on the sea front and close to the Town Centre, Amenities and Transport Links. The spacious accommodation briefly comprises of Communal Entrance Foyer with access to all floors via lift and stairs, Entrance Hall, Lounge with Balcony, Dining Room, Kitchen, Two Double Bedrooms, Shower Room, Separate WC, Allocated Parking. Added benefits of this lovely home include Double Glazing, Night Storage Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Leasehold

Council Tax Band: E



**Communal Entrance**

Security entrance buzzer system, lift and stair access to all floors.

**Entrance Hall**

Wooden entrance door, consumer unit, storage cupboard, night storage heater, security entrance phone, doors off.

**Lounge**

**7.11 x 3.25 (23'3" x 10'7")**

UPVC Double glazed window to rear, patio door and full length windows to rear balcony with views towards the Mendips, TV point, telephone point, two night storage heaters, arch through to;

**Dining Room**

**3.10 x 2.31 (10'2" x 7'6" )**

UPVC Double glazed window to side, night storage heater, door into Inner Hallway.

**Kitchen**

**3.73 x 2.95 (12'2" x 9'8")**

UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over, eye level electric oven, integrated washing machine, stainless steel sink and drainer, space for fridge freezer.

**Bedroom One**

**4.29 x 3.33 (14'0" x 10'11")**

UPVC Double glazed window to rear, built in wardrobes, night storage heater.

**Bedroom Two**

**4.17 x 3.10 (13'8" x 10'2")**

UPVC Double glazed window to side, built in wardrobes and drawers.

**Shower Room**

**2.31 x 2.11 (7'6" x 6'11" )**

Low level W/C, wash hand basin set into vanity unit, double cubicle with hot water mixer shower, storage cupboard housing water tank, wall mounted heater, fully tiled walls, extractor.

**Separate WC**

Low level W/C, wash hand basin, fully tiled walls, extractor.

**Outside**

Allocated parking space for one car, access is gated

with security entry system, pedestrian access gates to front and rear of complex.

**Additional Information**

Payable monthly - £217. Covers maintenance of all communal areas and exterior of the buildings, on-duty porters, building insurance and lift maintenance.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

