



**6 HIGHCROFT, CECIL ROAD,
WESTON-SUPER-MARE. BS23 2NX**

£189,950

A 2 Bedroom Top Floor Apartment located in this highly sought after position on Weston Hillside with views over the Town towards Weston Bay.

The property has gas central heating, double glazing, balcony, lift and garage.

An internal inspection is recommended

Accommodation:

(with approximate measurements)

Entrance:

Front door with secure entry system to Communal Hall with lift and internal staircase to Upper Floors. Short staircase and front door to:-

Hall:

Radiator. Entry phone. Cloaks cupboard.

Lounge/Diner:

19' x 12' (5.79m x 3.66m)

On two levels with extensive views over the Town towards Weston Bay. 2 radiators. TV point. Glazed door to Balcony with views.

Kitchen:

9'8 x 7'5 (2.95m x 2.26m)

Wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer sink unit. Fitted oven and hob with extractor hood over. 'Zanussi' washer/dryer. Space for a fridge/freezer. Tiled splashback. Gas fired boiler providing central heating and hot water.

Bedroom 1:

14' x 9'8 (4.27m x 2.95m)

Fitted wardrobes with overbed cupboards and dressing table. Radiator. Views.

Bedroom 2:

9'9 x 9' (2.97m x 2.74m)

Fitted wardrobes. Radiator.

Bathroom:

Panelled bath with mixer shower over. Vanity wash basin. Tiled splashback. Radiator.

Separate WC:

Low level WC. Wash basin with tiled splashback.

Outside:

Garage with electronic up and over door, power and light.

Tenure:

Leasehold for an original term of 999 years from 29th September 1987, subject to a £25 Annual Ground Rent.

Service Charge:

£500 per quarter rising to £550 per quarter in June 2026.

Council Tax:

Band C

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fourth Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



Total area: approx. 61.3 sq. metres (660.0 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



