



Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Balmoral Way, Weston-Super-Mare, BS22 9BZ

£775 Per month





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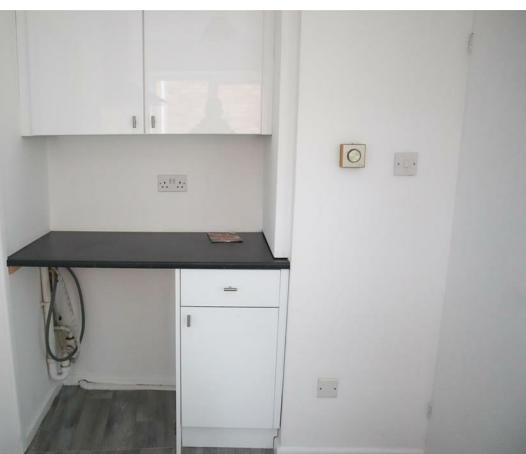
# Balmoral Way

Weston-Super-Mare, BS22 9BZ

- First Floor Flat
- Office Room
- New Shower Room
- 1 Bedroom
- New Kitchen
- Views!

Located in Weston-Super-Mare, this delightful first-floor apartment on Balmoral Way offers a perfect blend of comfort and convenience. With one spacious bedroom, this property is ideal for individuals or couples seeking a tranquil retreat by the sea.

The apartment features an additional office room, providing a versatile space that can be tailored to your needs, whether for work, study, or leisure. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout.



## Accommodation

Front door opens to :

## Entrance

Stairs rising to first floor. Door opens to :

## Sitting Room

14'8 x 11'2 (4.47m x 3.40m)

Double glazed window. Radiator. Door opens to :

## Kitchen

11'1 x 6 (3.38m x 1.83m)

Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Built in oven and hob with extractor over. Space and plumbing for a washing machine. Space for fridge freezer. Double glazed window. Door opens to :

## Bedroom 1

10 x 9'7 (3.05m x 2.92m)

Double glazed window. Radiator.

## Office Room

7'9 x 7'6 (2.36m x 2.29m)

Double glazed window. Radiator. Built in wardrobes.

**Shower Room**

A white suite comprising pedestal wash hand basin, WC and walk in shower. Radiator.

**Rent Per Calendar Month : £775.00**

**Deposit : £894.00**

**Energy Performance Certificate Rating : C**

**Council Tax Band : A**

**Members Of The Property Ombudsman**

**Health & Safety.** We would like to bring to potential viewers' attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.

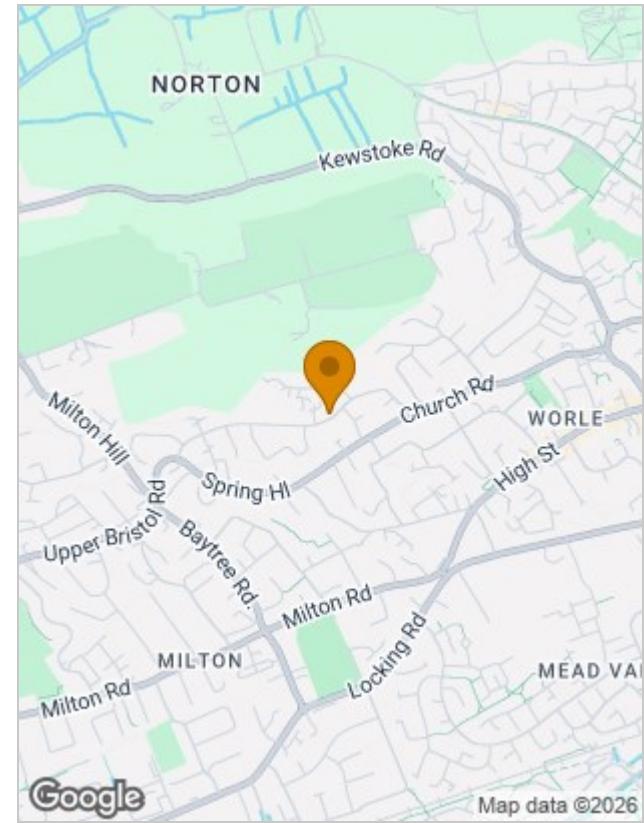




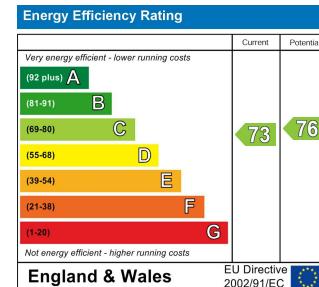
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## Location Map



## Energy Performance Graph



## Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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