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**ESTATE AGENTS  
VALUERS  
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BLOCK MANAGEMENT**  
Established 1928



**95, BALMORAL WAY, WORLE,  
WESTON-SUPER-MARE, BS22 9BZ  
£135,000**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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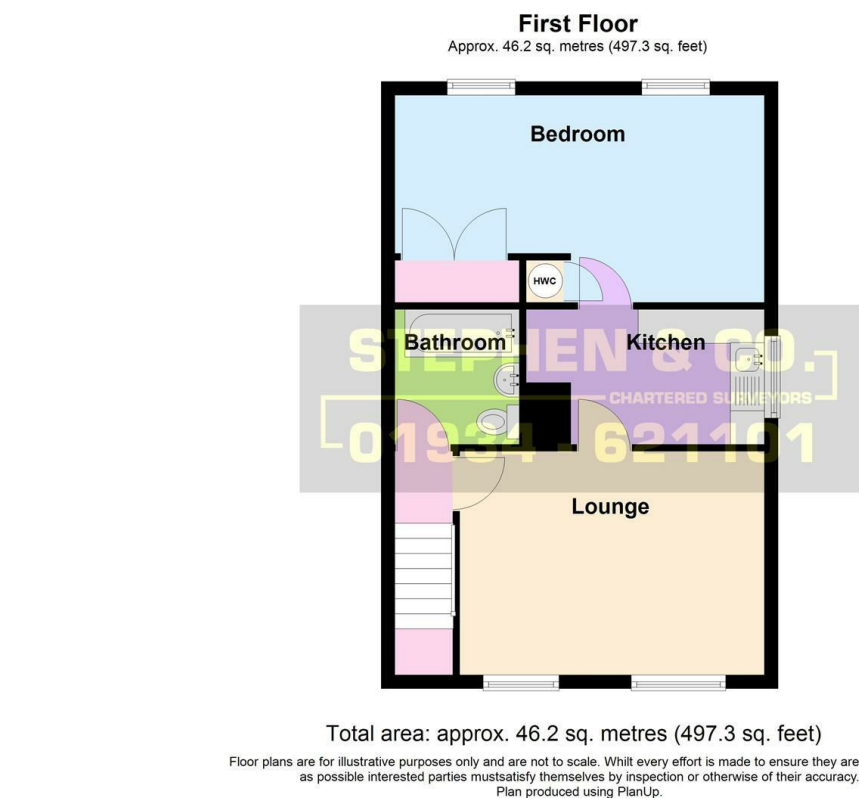
**The Property  
Ombudsman**



**A 1 Bedroom Purpose Built First Floor Flat located in an elevated position on Worle Hillside. The property includes double glazing, electric heating, garage and area of garden. No Onward Chain.**

- Accommodation:**  
(with approximate measurements)
- Private Entrance:**  
Front door to Hall with internal staircase to First Floor Landing.
- Lounge:**  
14'8 x 10'9 (4.47m x 3.28m)  
Night storage heater. Telephone point.
- Kitchen:**  
11'6 x 6' max (3.51m x 1.83m max)  
Wall and base units with roll edge worksurfaces over. Single drainer sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback.
- Bedroom:**  
18' x 10' max (5.49m x 3.05m max)  
Night storage heater. Airing cupboard. Built-in wardrobe.
- Bathroom:**  
Panelled bath with 'Mira' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor.
- Outside:**  
Rear Communal Garden shared with the Ground Floor Flat. The garden has been informally split with lawn and mixed borders. Gated access to rear and Garage with up and over door.
- Tenure:**  
Leasehold for an original term of 997 years from 27th September 1976, subject to a £360.77 Annual Ground Rent

- Service Charge:**  
£1,200 per annum
- Council Tax:**  
Band A
- Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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](http://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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      | 64        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |