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ESTATE AGENTS
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AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**43, UPPER CHURCH ROAD,
WESTON-SUPER-MARE, BS23 2DX
£120,000**



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

A self contained 2 Bedroom Hall Floor Flat with gas central heating and double glazing located in a slightly elevated position just off the Sea Front and approximately 1 mile from the Town Centre and other amenities. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Steps up to Front door leading to Communal Hall. Door to:-

Hall:
Radiator.

Lounge:
13'8 x 10'8 (4.17m x 3.25m)
Bay window. radiator. TV point. Opening into:-

Kitchen:
13'8 x 5' (4.17m x 1.52m)
Wall and base units with roll edge worksurfaces over.
Single drainer sink unit. 'Stoves' cooker. Plumbing for a washing machine Tiled splashback. Radiator. Extractor.

Bedroom 1:
11'8 x 11'6 max (3.56m x 3.51m max)
Radiator.

Bedroom 2:
11' x 9'5 (3.35m x 2.87m)
Radiator.

Bathroom:
Coloured suite with panelled bath with mixer shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor. 'Worcester' gas fired boiler providing central heating and hot water.

Council Tax:
Band A

Tenure:
Leasehold for an original term of 999 years from 1st May 1988.

Service Charge:
£70 per month paid to 43 Upper Church Road (Management) Limited.

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.



Total area: approx. 56.4 sq. metres (607.3 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.

