STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

12 PROMENADE HOUSE, 57 BEACH ROAD, WESTON-SUPER-MARE, BS23 4AP

£159,950

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk

The Property Ombudsman

A spacious 1 Bedroom First Floor Flat converted in 2022, located on the Sea Front with views towards Weston Bay from the Lounge. The property is conveniently located on the level, close to local amenities and around 1 mile from the Town Centre, Railway Station etc. No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system to Communal Hall with two lifts and an internal staircase to the Upper Floors. Door to:-

Hall:
2 electric radiators. Entry phone. Walk-in store cupboard. Airing cupboard.

Open Plan Lounge/Kitchen:
27'8 x 17'9 max (8.43m x 5.41m max)
Lounge Area: 17'9 x 13' (5.41m x 3.96m) Wide bay window with views towards Weston Bay, Electric radiator. TV point. Opening into Kitchen Area: 11' x 9'4 (3.35m x 2.84m) Wall and base units with worksurfaces and matching splashback over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor and splashback over. Integrated dishwasher and fridge/freezer. Electric radiator.

Bedroom:
13'4 x 12'9 (4.06m x 3.89m)
excluding door recess. Electric radiator.

Bathroom:
Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Fitted mirror. Extractor.

Tenure:
Leasehold for an original term of 999 years from12th April 2022

Service Charge:
£1,400 per annum

Council Tax:
Band C

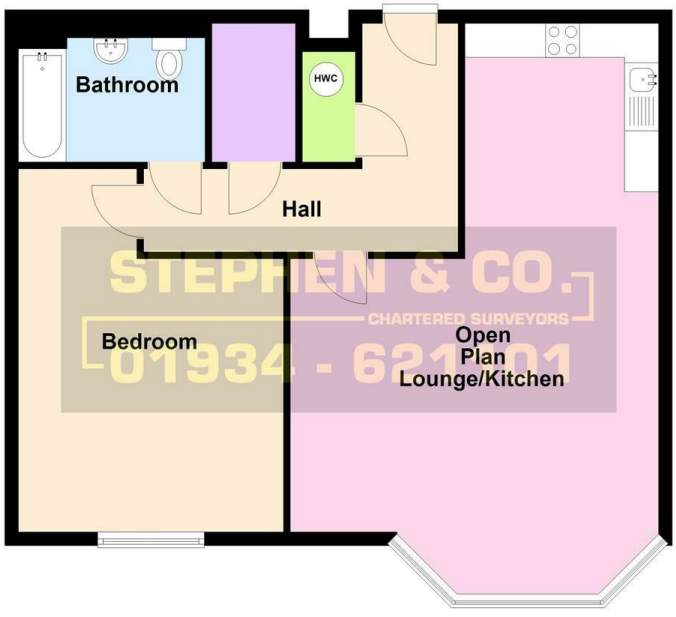
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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.

First Floor
Approx. 70.7 sq. metres (761.0 sq. feet)



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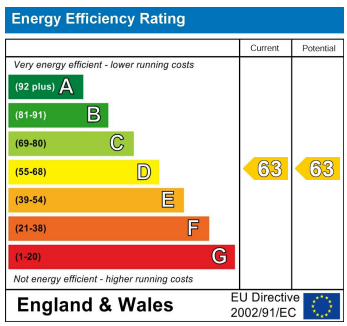

Total area: approx. 70.7 sq. metres (761.0 sq. feet)

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