

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**6 EDDINGTON COURT, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1DH
£110,000**



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**The Property
Ombudsman**

Eddington Court is a modern development by McCarthy and Stone situated just off the Sea Front making it well placed for the Beach Lawns, Promenade and Town Centre. A development of Retirement Apartments for those aged 60 and above. Personal safety features include door entry system, 24 hour Carelink and a House Manager. Additional benefits include Communal Laundry, Guest Suite, Resident's Lounge, Games Room etc. A newly refurbished 1 Bedroom Ground Floor Apartment with a refitted Kitchen and new decoration and floor coverings. No Onward Chain.

Accommodation:
(with approximate measurements)

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

Hall:
Walk-in airing cupboard. Meter cupboard.

Lounge/Diner:
19' x 10'9 max (5.79m x 3.28m max)
TV and telephone points. Double glazed door to covered patio. Double doors to:-

Refitted Kitchen:
7'7 x 7' max (2.31m x 2.13m max)
Range of wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer sink unit with mixer tap over. Fitted oven and 4-ring hob with extractor hood over. Integrated refrigerator and freezer. Panelled splashback. 'Dimplex' wall heater. Extractor.

Bedroom:
17'7 x 9' max (5.36m x 2.74m max)
Built-in mirror fronted wardrobe. Night storage heater. TV and telephone points.

Bathroom:
Hip bath with mixer shower. Low level WC. Vanity wash basin. Panelled splashback. Heated towel rail. 'Dimplex' wall heater. Extractor.

Outside:
Large Communal Gardens and Parking Area.

Council Tax:
Band B

Tenure:
Leasehold for an original term of 125 years from 1st November 2003, subject to a £385 Annual Ground Rent.

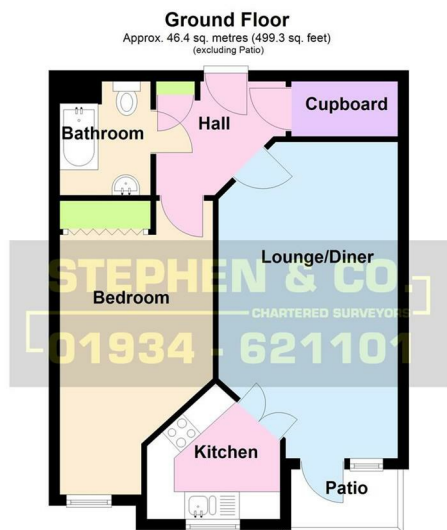
Service Charge:
£2,301.72 per annum

Broadband & Mobile Coverage
Information on coverage is available at 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. 46.4 sq. metres (499.3 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.