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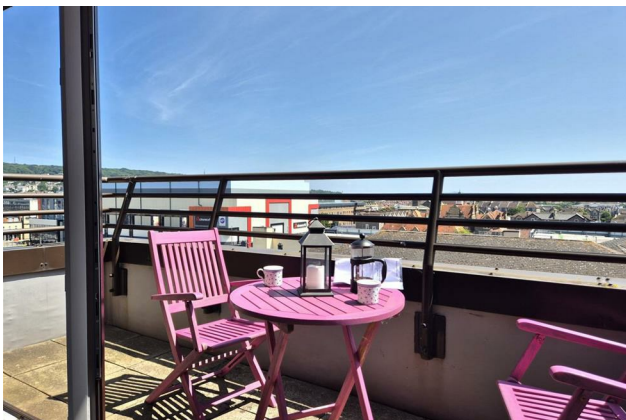
BLOCK MANAGEMENT

Established 1928



**606, CARLTON MANSIONS SOUTH, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1SW**

£165,000



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

A 2 Bedroom 6th Floor Apartment located at the rear of the block with views over the Town. Carlton Mansions is situated on the Sea Front and well placed frothe Town Centre, Railway Station and other amenities. The property includes double glazing, electric heating and a Parking Space. No Onward Chain.

Accommodation:
(with approximate measurements)

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

Hall:
Electric heater. Airing cupboard. Store cupboard. Entry phone.

Lounge/Diner:
22'5 x 11' max (6.83m x 3.35m max)
Fire surround with electric fire. 2 night storage heaters. TV and telephone points. Sliding patio doors and further glazed door to Balcony with views over the Town.

Kitchen:
13'2 x 7'6 max (4.01m x 2.29m max)
Wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring hob with extractor hood over. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback.

Bedroom 1:
11'8 x 11' (3.56m x 3.35m)
Fitted wardrobes. TVpointElectric heater.

Bedroom 2:
11' x 8' (3.35m x 2.44m)
Fitted wardrobe.

Bathroom:
Panelled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

Outside:
Designated Parking Space.

Tenure:
Leasehold for an original term of 125 years from 1st December 1990, subject to a £25 Annual Ground Rent

Service Charge:
£3,228 per annum, plus a levy in April 2026 for lift work in the region of £1,500

Council Tax:
Band D

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.

Sixth Floor
Approx. 62.8 sq. metres (675.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC