

**STEPHEN & CO.**  
CHARTERED SURVEYORS  
**01934 - 621101**

ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT  
Established 1928



**5, JUBILEE COURT, 46 BAKER STREET,  
WESTON-SUPER-MARE, BS23 3AQ  
£85,000**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
**[www.stephenand.co.uk](http://www.stephenand.co.uk)**  
**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



**Located in a convenient central location within 1 mile of the High Street and Sea Front and close to local amenities. A 1 Bedroom Purpose Built First Floor Retirement Apartment for the over 60s located at the rear of the block with double glazing and night storage heating. Communal facilities include a garden, parking area, lift and laundry. 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:**  
Airing cupboard.

**Lounge:**  
14'6 x 9'10 (4.42m x 3.00m)  
Night storage heater. TV and telephone points.

**Kitchen:**  
9'10 x 7'10 (3.00m x 2.39m)  
Range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Integrated fridge/freezer. Tiled splashback. 'Dimplex' wall heater. TV lead.

**Bedroom:**  
11' x 10'9 max (3.35m x 3.28m max)  
Night storage heater.

**Shower Room:**  
Double cubicle with 'Triton' shower unit. low level WC. Pedestal wash basin. Tiled splashback. Extractor.

**Outside:**  
Communal Gardens and Parking Area

**Tenure:**  
Leasehold for an original term of 125 years from 1st April 1989, subject to an Annual Ground Rent of £242

**Service Charge:**  
In the region of £320 per month as advised by the Vendor.

**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.



Total area: approx. 39.9 sq. metres (429.0 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		