

# STEPHEN & CO.

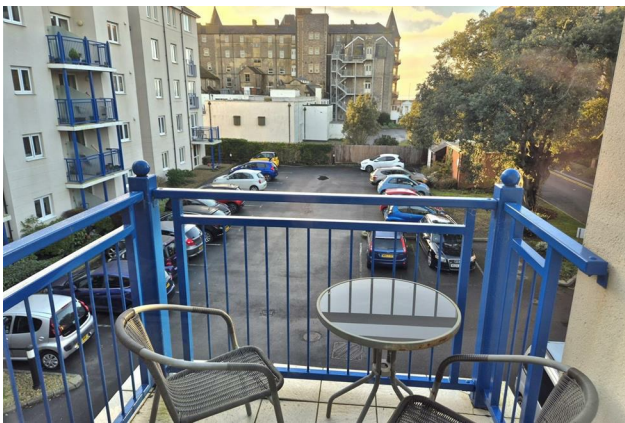
CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT  
Established 1928



**50 EDDINGTON COURT, BEACH ROAD,  
WESTON-SUPER-MARE, BS23 1DH  
£162,500**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
[www.stephenand.co.uk](http://www.stephenand.co.uk)  
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 The Property  
Ombudsman

**Eddington Court is a modern development built 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 Sheltered 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, Residents' Lounge, Games Room etc. A 2 Bedroom Second Floor Apartment with a west facing Balcony. The property has double glazing and night storage heating..**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Communal Entrance with internal staircase and lift to the upper floors. Door to:-

**Hall:**

Night storage heater. Cloaks and meter cupboards. Airing cupboard.

**Lounge/Diner:**

22'10 x 10'8 max (6.96m x 3.25m max)  
Night storage heater. TV and telephone points. Double glazed door to Balcony. Double doors to:-

**Kitchen:**

8' x 7'7 max (2.44m x 2.31m max)  
Wall and bae units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. with extractor hood over. Tiled splashback. 'Dimplex' wall heater.

**Bedroom 1:**

15'9 x 9'2 (4.80m x 2.79m)  
Dual aspect windows. Built-in wardrobe with mirror fronted doors. Night storage heater. TV point.

**Bedroom 2:**

15'9 x 9'3 max (4.80m x 2.82m max)  
Electric heater.

**Shower Room**

Double cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor. Obscure glazed window.

**Outside:**

Communal Gardens and Parking Area

**Council Tax:**

Band C

**Tenure:**

Leasehold for an original term of 125 years from 1st November 2003, subject to a £450 Annual Ground Rent. We are advised that when the property is sold, the seller has to pay a transfer fee equal to 1% of the sale price plus 1% to the contingency fund.

**Service Charge:**

£3,310.80 per annum at the time of inspection

**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](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. 67.6 sq. metres (727.6 sq. feet)

Floor plans are for illustrative purposes only and 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	79	80
(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	