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Established 1928



**7, WESTON LODGE, BRISTOL ROAD LOWER,
WESTON-SUPER-MARE, BS23 2PJ**

'Offers Over' £120,000



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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 **The Property
Ombudsman**

Located within a Conservation Area in a convenient central position close to the High Street, Sea Front, College, Grove Park and other amenities. A 2 Bedroom Purpose Built First Floor Flat with a south facing aspect. The property includes gas central heating, double glazing, open-plan Lounge/Kitchen and a secure designated parking space.

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:

Radiator. Entry phone, Cloaks and airing cupboards.

Lounge/Kitchen:

23'2 x 12'2 max (7.06m x 3.71m max)
Open plan with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. 'Ideal' gas fired boiler providing central heating and hot water. 2 radiators. TV point.

Bedroom 1:

11'8 x 8'8 (3.56m x 2.64m)

Radiator.

Bedroom 2:

9'3 x 8'7 (2.82m x 2.62m)

Radiator.

Study/Store Room:

8'7 x 6' (2.62m x 1.83m)

This room originally formed part of the main Bedroom and could easily revert back.

Bathroom:

Panelled bath with 'Mira' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:

Gated access to parking area with designated parking space.

Tenure:

Leasehold for an original term of 999 years from 29th September 1982, subject to an Annual Ground Rent of £25

Service Charge:

£1,422.00 per annum as advised by the Vendor.

Council Tax:

Band B

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. 63.4 sq. metres (682.9 sq. feet)



Total area: approx. 63.4 sq. metres (682.9 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 PlanIt.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	