

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**5 KINGSHOLME COURT, ARUNDELL ROAD,
WESTON-SUPER-MARE, BS23 2PD**

£159,950



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



**The Property
Ombudsman**

Located in an elevated position with a southerly aspect over the Town. Within 1 mile of the Town Centre, Sea Front and other amenities. A spacious 2 double Bedroom Purpose Built First Floor Apartment with gas central heating, double glazing and a garage. The property requires some modernisation.

Accommodation:

(with approximate measurements)

Entrance:

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

Hall:

Radiator. Cloaks cupboards. Airing cupboard. Telephone point. Entry phone.

Lounge:

17' x 12' (5.18m x 3.66m)

South facing with dual aspect windows with rooftop views over the Town and towards Eastfield Park. Radiator. TV point.

Kitchen:

10'3 x 8' (3.12m x 2.44m)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Gas and electric cooker points. Tiled splashback. Radiator. 'Worcester' gas fired boiler providing central heating and hot water. Views over the town

Bedroom 1:

12' x 10' (3.66m x 3.05m)

Radiator.

Bedroom 2:

12' x 8'8 (3.66m x 2.64m)

Radiator.

Bathroom:

Coloured suite. Panelled bath with shower over. Pedestal wash basin. Tiled splashback. Radiator.

Separate WC:

Outside:

Garage with up and over door. Visitors' parking.

Council Tax:

Band B

Tenure:

Leasehold for an original term of 999 years from 24th June 1971, subject to a £1 Annual Ground Rent

Service Charge:

£441.72 per quarter including buildings insurance and water rates

NB. Sub-letting and keeping of pets is not permitted

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

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.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. 67.2 sq. metres (723.0 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		76	81
(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	