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**ESTATE AGENTS
VALUERS
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BLOCK MANAGEMENT**
Established 1928



**38B, MONTPELIER,
WESTON-SUPER-MARE, BS23 2RJ
£175,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A beautifully presented and spacious 1 Bedroom Hall Floor Flat with original features located in a popular elevated position in a Conservation Area on Weston Hillside. The property has its own private entrance at the rear and has the benefit of gas central heating, double glazing and a parking space. An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Private Entrance:
Steps upto Terrace with front door to:-

Hall:-
Radiator. Telephone point. Store cupboard.

Lounge:
17'10 x 13'10 (5.44m x 4.22m)
Wide bay window. Open fireplace with tiled inset.
Radiator. TV point. Ornate coving.

Kitchen:
13' x 9'9 (3.96m x 2.97m)
Range of wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Range-style oven with extractor hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Tiled splashback. Radiator. Cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water.

Bedroom:
14' x 12'10 (4.27m x 3.91m)
Radiator.

Bathroom:
Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Raised Terrace beside front door. Parking space.

Tenure:
Leasehold for an original term of 999 years from 18th April 1990, subject to a £25 Annual Ground Rent.

Service Charge:
£1,200 per annum.

Council Tax:
Band A

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.



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

