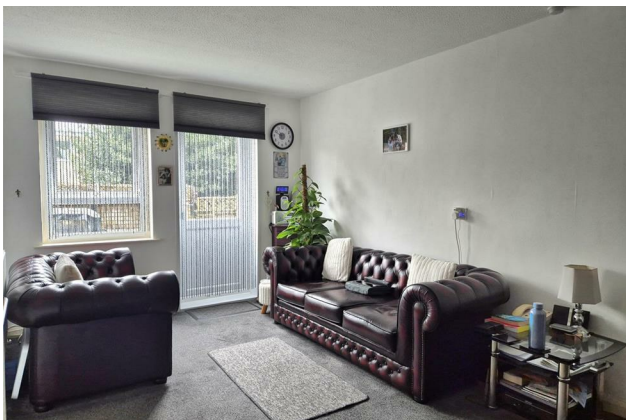


STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**11, LAWRENCE MEWS, WORLE,
WESTON-SUPER-MARE, BS22 6TN
£130,000**



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



Occupying a convenient location with gated access to Worle High Street. A well presented Purpose Built 1 Bedroom Ground Floor Sheltered Apartment with gas central heating and double glazing, refitted Kitchen & wet room. The property forms part of this sought after development of Sheltered Apartments for the over 55s and is offered with No Onward Chain..

Accommodation:
(with approximate measurements)

Private Entrance:
Front door to:

Hall:
Radiator. Cloaks cupboard

Cloakroom:
Low level WC. Corner wash basin with tiled splashback. Extractor.

Lounge:
16'2" x 9'8" (4.93 x 2.95)
Radiator. TV and telephone points. Double glazed door to Communal Garden.

Kitchen:
9'5" x 7'9" (2.87 x 2.36)
Refitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted 4-ring hob. Plumbing for a washing machine. Space for a tumble dryer. Tiled splashback. Breakfast bar. Radiator. Cupboard housing gas fired boiler providing central heating and hot water.

Bedroom:
12'4" x 11'7" (3.76 x 3.53)
Radiator.

Wet Room:
Refitted with a walk-in shower with 'Mira' unit. Pedestal wash basin. Panelled walls. Radiator. Extractor.

Outside:
Rear access with steps and decking leading to Communal Garden. Communal Parking Area available on a first come first served basis.

Council Tax:
Band B

Tenure:
New 99 year lease

Buy Back Scheme:
If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An independent valuation by an RICS qualified surveyor will be carried out to determine the market value. North Somerset Council have the option to purchase the property after a period of 6 months or to defer purchase for a further 6 months. if the property remains unsold.

Estimated Management Charges: £1,412.32 per annum

NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

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.

