STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

32, VICTORIA COURT, PORTISHEAD, BS20 6PL

£147,500

13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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The Property Ombudsman

A retirement development for the over 55s situated just off the High Street and well placed for local amenities and shops. Victoria Court is a sheltered housing scheme managed by Alliance Homes built around a landscaped garden area shared by all residents. A 2 Bedroom First Floor Apartment with double glazed windows and gas central heating. No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Door to Communal Entrance shared with one other flat with internal staircase to First Floor. Door to:-

Hall:
Radiator. Cloaks and store cupboards.

Lounge:
16'4 x 10' (4.98m x 3.05m)
Radiator. TV and telephone point.

Kitchen:
9' x 7'8 (2.74m x 2.34m)
Wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer enamel sink unit with mixer tap over. Fitted oven and hob with glazed splashback. Plumbing for a washing machine and dishwasher Space for a fridge freezer. Tiled splashback. Radiator. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water.

Bedroom 1:
11'10 x 10' (3.61m x 3.05m)
Fitted wardrobes and dressing table. Radiator.

Bedroom 2:
8'9 x 5'5 (2.67m x 1.65m)
Radiator. Built-in wardrobe.

Shower Room:
Refitted with a double cubicle. Pedestal wash basin. Low level WC. Tiled splashback. Radiator. Extractor.

Outside:
Communal gardens and Residents' only parking area.

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.

Management Charges: £1359.44 per annum

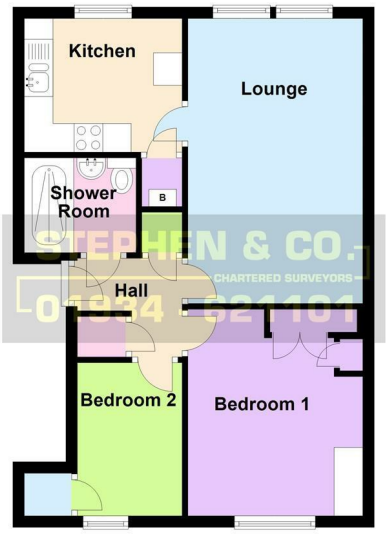
NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

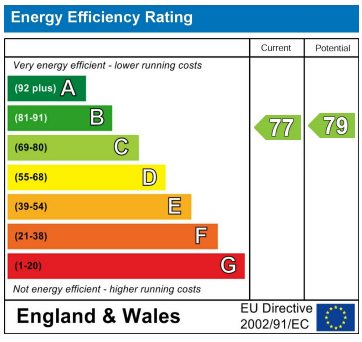
Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it 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

Consumer Protection from Unfair Trading Regulation
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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 47.6 sq. metres (512.7 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.