

**STEPHEN & CO.**

CHARTERED SURVEYORS

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ESTATE AGENTS

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BLOCK MANAGEMENT

Established 1928



**FLAT 3, ULSTER MANSIONS, 9, SHRUBBERY ROAD,  
WESTON-SUPER-MARE, BS23 2JJ**

**£180,000**



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

**A spacious 2 Double Bedroom First Floor Flat, one of four in this impressive Victorian property located within a Conservation Area in this sought after location on Weston Hillside. The property has gas central heating and many original features including timber sash windows, coved ceilings, picture rails & stained glass windows. No Onward Chain.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Communal Hall with walk-in Store Cupboard: 6'3 x 3' (1.91m x 0.91m) ideal for bicycle storage. Internal staircase rising to Upper Floors. Door to:-

**Dining Hall:**

14'10 x 8'4 (4.52m x 2.54m)

Radiator. Leaded borrowed light window. Full height double cupboard with plumbing for a washing machine and space for a fridge/freezer. Further store cupboard. Double doors with stained glass panels opening into:-

**Sitting Room:**

15'6 x 11'9 (4.72m x 3.58m)

Fire surround with tiled inset and fitted gas fire. Radiator. TV point. Ceiling rose. Picture rail and coving. Windows overlooking pocket park at rear.

**Kitchen:**

13'5 x 7'10 max (4.09m x 2.39m max)

Range of wall and base units with solid wood doors and tiled worksurfaces over. 1 1/2 bowl single drainer composite sink unit. Fitted electric oven and gas hob with extractor hood over. Tiled splashback. Radiator. Fitted bench seating. Window overlooking pocket park at rear.

**Bedroom 1:**

15'7 x 10'8 (4.75m x 3.25m)

Stained glass borrowed light window. Radiator.

**Bedroom 2:**

12' x 8'3 (3.66m x 2.51m)

Radiator. Stained glass borrowed light window.

**Bathroom:**

Dual aspect windows. Panelled bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback and part panelled

walls. Radiator. Airing cupboard housing 'Worcester' gas fired boiler providing central heating and hot water. (Potential to divide to create Bedroom 3/Study)

**Tenure:**

Leasehold for an original term of 999 years from 1st September 1982, subject to a £15 Annual Ground Rent.

**Service Charge:**

£120 per month.

**Council Tax:**

Band A

**Broadband & Mobile Coverage**

Information is available at checker.ofcom.org.uk

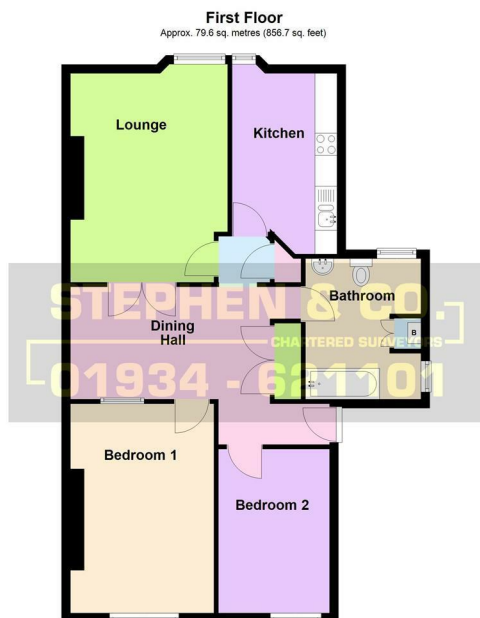
**Data Protection:**

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](http://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. 79.6 sq. metres (856.7 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	