STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT

Established 1928

FLAT 6, 5, LOVERS WALK, WESTON-SUPER-MARE, BS23 2AF

£115,000

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

The Property Ombudsman

A newly refurbished First Floor Flat located at the rear of the building and occupying a central position close to the High Street, Sea Front, Grove Park, College etc. The property has newly fitted Kitchen & bathroom suites, new gas central heating and new decoration and floor coverings. An internal inspection is recommended. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with internal staircase to First Floor. Door to:-

Hall:

Open Plan Lounge/Kitchen:
15'3 x 12'8 max (4.65m x 3.86m max)
Refitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Tiled splashback. Radiator. TV point.

Bedroom:
10'7 x 10'3 (3.23m x 3.12m)
Radiator.

Bathroom:
Refitted with a white suite comprising panelled bath and vanity wash basin. Tiled splashback. Heated towel rail. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water.

Separate WC:
Low level WC. Vanity wash basin. with tiled splashback. Heated towel rail.

Tenure:
Leasehold for an original term of 999 years from 29th September 1987, subject to a peppercorn Annual Ground Rent.

Service Charge:
In the region of £1,000 per annum as advised by the Vendor.

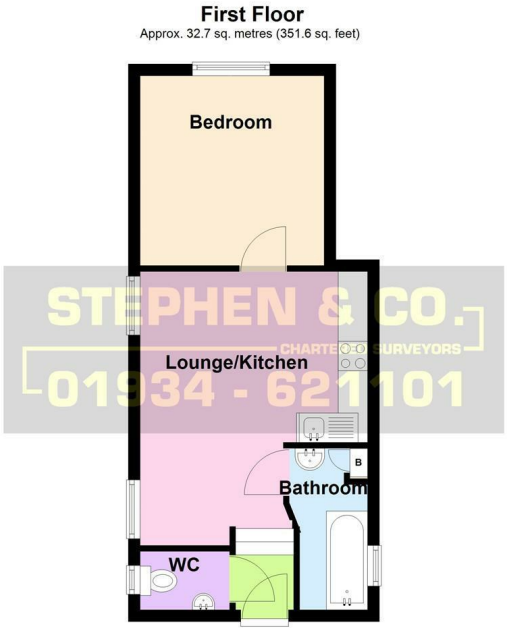
Council Tax:
Band A

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. 32.7 sq. metres (351.6 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.