

STEPHEN & CO.
— CHARTERED SURVEYORS —
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**FLAT 13, EASTERN HOUSE, LANDEMANN CIRCUS,
WESTON-SUPER-MARE, BS23 2NH**

£237,500

A well presented Second (top) Floor Flat converted from this imposing Victorian building located in a highly sought after elevated position above the Town Centre, well placed for the Sea Front, Railway Station and other amenities. The property offers spacious and flexible accommodation currently arranged as 2 en suite bedrooms and 2 reception rooms.

The property includes electric radiators, integrated appliances, lift and internal staircase, parking space and communal gardens.

An internal inspection is recommended.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Accommodation:
(with approximate measurements)

Entrance:
Steps up to front door with secure entry system leading to Spacious and well maintained Communal Hall with a lift and internal staircase to Upper Floors. Door to:-

Hall:
2 radiators. Entry phone. Cloaks and store cupboards. Airing cupboard. Double doors to:-

Lounge:
16'3 x 15' (4.95m x 4.57m)
Fire surround. Radiator. TV and telephone points. Views over the town.

Dining Room/Bedroom 3:
17' x 9'2 (5.18m x 2.79m)
excluding door recess. Radiator.

Kitchen:
11'3 x 7' (3.43m x 2.13m)
Fitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Integrated fridge/freezer and washing machine. Tiled splashback. Radiator. 'Velux' windows.

Bedroom 1:
12' x 11' (3.66m x 3.35m)
excluding door recess. Fitted wardrobes and dressing table. Radiator. Telephone point. Door to:-

En Suite:
Hip bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Bedroom 2:
12' x 9'9 (3.66m x 2.97m)
Radiator. Door to:-

En Suite:
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Designated Parking Space. Communal Gardens. Visitors' parking.

Tenure:
Leasehold for an original term of 999 years from 1st January 1998, subject to a £25 Annual Ground Rent.

Service Charge:
£985.44 per half year at the time of inspection.

Council Tax:
Band D

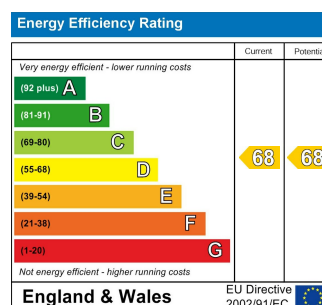
Please note Pets are not allowed. Letting is not encouraged and is only allowed with the permission of the Management Company

Broadband & Mobile Coverage
Information on coverage is available at 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

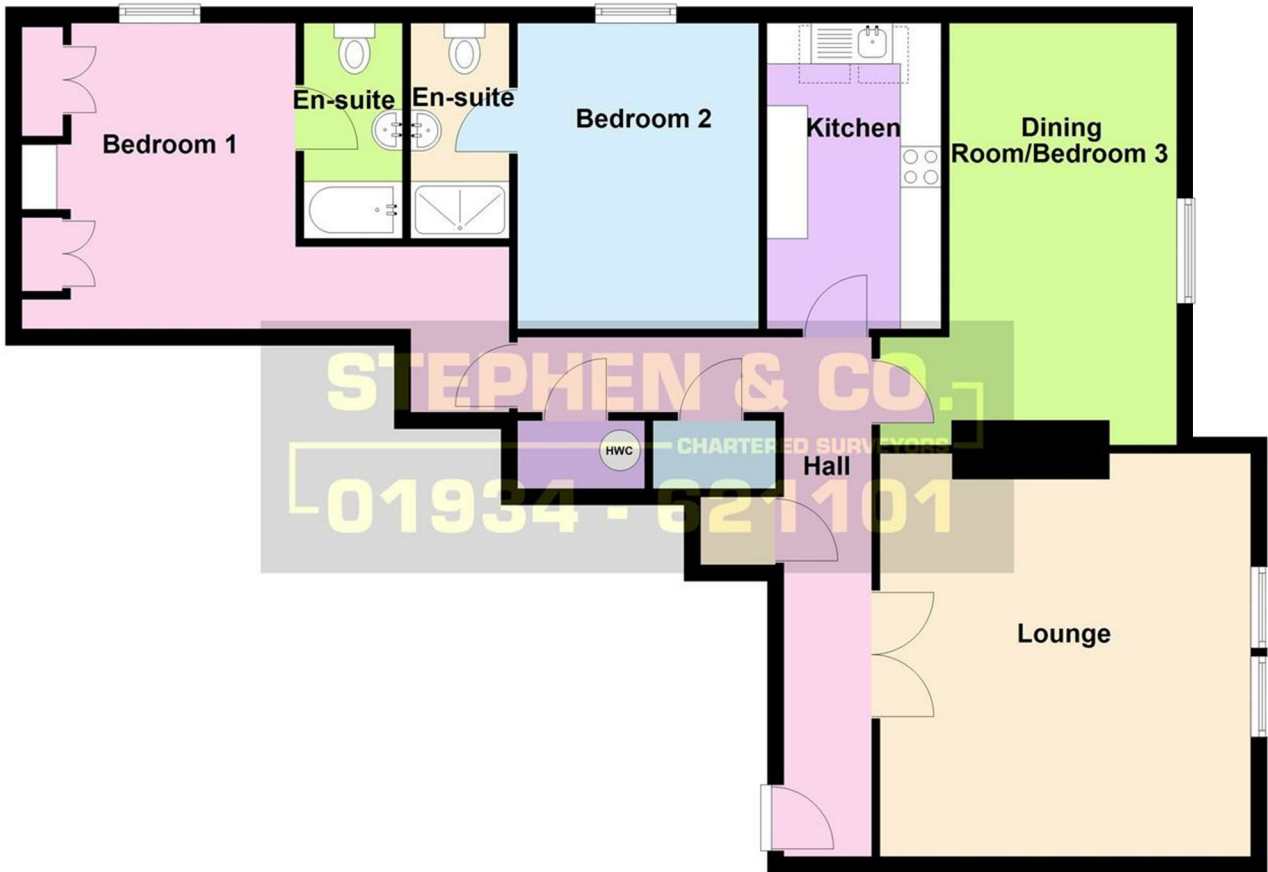
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



Second Floor

Approx. 97.8 sq. metres (1052.9 sq. feet)



Total area: approx. 97.8 sq. metres (1052.9 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.



