

**STEPHEN & CO.]**

*Auctions*

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**607, CARLTON MANSIONS SOUTH, BEACH ROAD,  
WESTON-SUPER-MARE, BS23 1SW  
FOR SALE BY PUBLIC AUCTION**

SOLD PRIOR TO AUCTION

**13 Waterloo Street, Weston super Mare, BS23 1LA**

[www.stephenand.co.uk](http://www.stephenand.co.uk)

[post@stephenand.co.uk](mailto:post@stephenand.co.uk)



Occupying a superb Sea Front position with extensive views over Weston Bay and well placed for the Town Centre, Railway Station and other amenities. A Purpose Built 6th Floor Apartment with secure gated access and porterage. The property has 2 Bedrooms (1 En Suite), a Balcony with views, double glazing and a parking space.

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door with secure entry system to Communal Hall with two lifts and internal staircase to upper floors. Door to:-

**Hall:**  
Entry phone. Cloaks cupboard. Airing cupboard.

**Lounge:**  
22' x 10'7 (6.71m x 3.23m)  
2 night storage heaters. TV point. Sliding patio doors to Balcony with views over Weston Bay.

**Kitchen:**  
11'9 x 8'9 (3.58m x 2.67m)  
Range of wall and base units with roll edge worksurfaces over. Fitted double oven and 4-ring hob. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Extractor fan. Serving hatch to Lounge with views.

**Bedroom 1:**  
13' x 10'3 (3.96m x 3.12m)  
Night storage heater. Telephone point. Views over the Town. Door to:-

**En Suite:**  
Cubicle with 'Mira' shower unit. Low level WC. Pedestal wash basin. Extractor. 'Dimplex' wall heater.

**Bedroom 2:**  
14'3 x 8'10 (4.34m x 2.69m)  
Night storage heater. Views over the Town.

**Bathroom:**  
Coloured suite with panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. 'Dimplex' wall heater. Extractor. Shaver light/socket.

**Outside:**  
Parking space. Visitors' parking

**Tenure:**  
Leasehold for an original term of 999 years from 1st December 1990

**Service Charge:**  
£3,228.00 per annum. We are advised that there will be a levy to cover the cost of replacing the lifts.

**Council Tax:**  
Band E

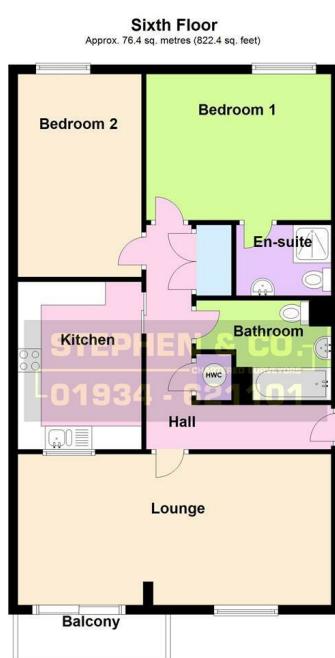
**Conditions of Sale:**  
From the Solicitors:-

Powells Law, 7-13 Oxford Street,  
Weston super Mare, BS23 1TE  
Ref: Jenny Collins  
01934 623501  
jcollins@powellslaw.com

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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)

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. 76.4 sq. metres (822.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		