

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

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BLOCK MANAGEMENT

Established 1928



**FLAT 2, 68, SEVERN ROAD,
WESTON-SUPER-MARE, BS23 1DT**

£122,500



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

A well presented 1 Bedroom Ground Floor Flat located in the South Ward within 1 mile of the Town Centre, Railway Station and Sea Front and close to local shops, bus services and other amenities. The property has gas central heating, double glazing and a Courtyard Garden. Ideally suited to a First Time Buyer or Buy to Let investor, the property is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Private Entrance

Front door to:-

Open Plan Lounge/Kitchen:

Lounge area: 17'3 x 13' (5.26m x 3.96m) max. 2 radiators. TV point. Bay window. Fitted cupboards. Double glazed door to rear. Opening into Kitchen area: 9'4 x 5'7 (2.84m x 1.70m). Base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Radiator. Cupboard housing gas fired boiler providing central heating and hot water. Retractable airer.

Bedroom:

11' x 9'8 (3.35m x 2.95m)

Radiator. Built-in wardrobe and overbed cupboards.

Door to:-

Bathroom:

11' x 3'10 (3.35m x 1.17m)

Panelled bath with mixer shower over. Low level WV.

Vanity wash basin. Heated towel rail with airer over.

Outside:

Enclosed Courtyard Garden. Bin store.

Tenure:

Leasehold for an original term of 999 years from 7th August 1973

Management Charges:

£42.50 per month. 25% share of any external maintenance and repairs.

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.

Ground Floor
Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 38.1 sq. metres (410.0 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.