STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

12, HEATHFIELD WAY, NAILSEA, BS48 1ED

£139,950

13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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post@stephenand.co.uk

The Property Ombudsman

Located in a convenient position close to The Town Centre, Supermarkets and other amenities. A well presented 2 Bedroom Purpose Built Ground Floor Sheltered Flat forming part of this small development for the over 55s managed by Alliance Homes. The property has gas central heating and double glazing.

Accommodation:
(with approximate measurements)

Private Entrance:
Front door to :-

Hall:
Radiator. Airing cupboard with radiator.. Walk-in cloaks cupboard.

Lounge:
16'3 x 9'8 (4.95m x 2.95m)
Radiator. TV and telephone points.

Kitchen:
9'5 x 7'5 (2.87m x 2.26m)
Refitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit with mixer taps over. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Radiator. 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:
11'7 x 9'8 (3.53m x 2.95m)
Radiator. Telephone point.

Bedroom 2:
8'6 x 6' (2.59m x 1.83m)
Radiator. Fitted bed. Built-in wardrobe.

Wet Room:
Fitted shower. Low level WC. Pedestal wash hand basin. Tiled splashback. Heated towel rail. Extractor.

Outside:
Communal Gardens & Residents' Parking Area available on a first come first served basis and restricted to a maximum of 1 vehicle per household

Council Tax:
Band 'B'

Tenure:
New 99 year lease

If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An independent valuation by an RICS qualified surveyor will be carried out to determine the market value. North Somerset Council have the option to purchase the property after a period of 6 months or to defer purchase for a further 6 months. if the property remains unsold.

Estimated Management Charges: £1,435.77 per annum

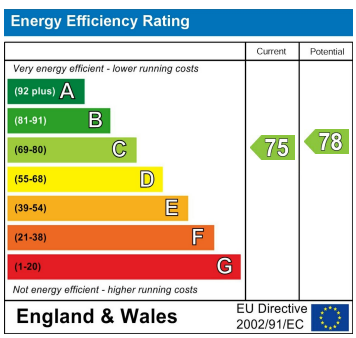
NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

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. 50.8 sq. metres (547.3 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.