

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



**22 HILDESHEIM COURT, STATION ROAD,
WESTON-SUPER-MARE, BS23 1XB
£122,500**



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**The Property
Ombudsman**

Hildesheim Court is a development of purpose built sheltered apartments for the over 55s, built in the mid 1980s and managed by Alliance Homes. It is located in a very central position above Tesco's superstore and well placed for the Town Hall, Railway Station, High Street and Sea Front. Ground floor access through secure doors to staircase and two lifts. A 2 Bedroom apartment located on the Second Floor with double glazed windows (replacement windows to the front elevation) and gas central heating. The scheme has a 24 hour care link system. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front doors to Communal Hall with two lifts and internal staircase to upper floors. Door to:-

Hall:
Radiator. Telephone point. Video entry phone

Lounge:
13'8 x 12'7 (4.17m x 3.84m)
Radiator. TV and telephone points. Airing cupboard with radiator. Fire surround. Glazed door to Balcony with views over the Town.

Kitchen:
10'10 x 7'7 (3.30m x 2.31m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator. 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:
14' x 11'4 (4.27m x 3.45m)
Fitted double wardrobe. Radiator. Views over the Town.

Bedroom 2:
11' x 7' (3.35m x 2.13m)
Radiator. Telephone point.

Shower Room:
Double cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Electric heater. Shaver light/socket.

Outside:
Communal Gardens. Residents Parking Area available on a first come first served basis and limited to one car per household.

Council Tax:
Band C

Buy Back Scheme
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: £2,369.64 per annum

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

Tenure:
Remainder of a 125 year lease from September 1985

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.

