

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT  
Established 1928



**77 EDDINGTON COURT, BEACH ROAD,  
WESTON-SUPER-MARE, BS23 1DH**

**£115,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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 **The Property  
Ombudsman**

**Eddington Court is a modern development by McCarthy and Stone situated just off the Sea Front making it well placed for the Beach Lawns, Promenade and Town Centre. A development of Retirement Apartments for those aged 60 and above. Personal safety features include door entry system, 24 hour Carelink and a House Manager. Additional benefits include Communal Laundry, Guest Suite, Resident's Lounge, Games Room etc. A well presented 1 Bedroom Fourth Floor Apartment. The property has been recently re-carpeted and has double glazing and refitted electric heaters & hot water cylinder. No Onward Chain**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Automatic Front Door with secure entry system to Communal Entrance. Lift and internal staircase to Upper Floors. Door to:-

**Hall:**

Meter cupboard. Walk-in store cupboard with light and refitted hot water cylinder.

**Lounge/Diner:**

19' x 10'9 max (5.79m x 3.28m max)  
TV and telephone points. 'Dimplex' electric heater. Double doors to:-

**Kitchen:**

7'7 x 7' max (2.31m x 2.13m max)  
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Space for an under counter refrigerator and freezer. Tiled splashback. 'Dimplex' wall heater.

**Bedroom:**

17'8 x 9' max (5.38m x 2.74m max)  
Built-in mirror fronted wardrobe. TV and telephone points. 'Dimplex' electric heater.

**Bathroom:**

Panelled bath with shower and screen over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor fan. 'Dimplex' wall heater.

**Outside:**

Communal Gardens. Residents' Parking Area.

**Council Tax:**

Band B

**Tenure:**

Leasehold for an original term of 125 years from 1st November 2003, subject to a £385 Annual Ground Rent.

**Service Charge:**

£2,088.72 per annum

**Broadband & Mobile Coverage**

Information is available at checker.ofcom.org.uk

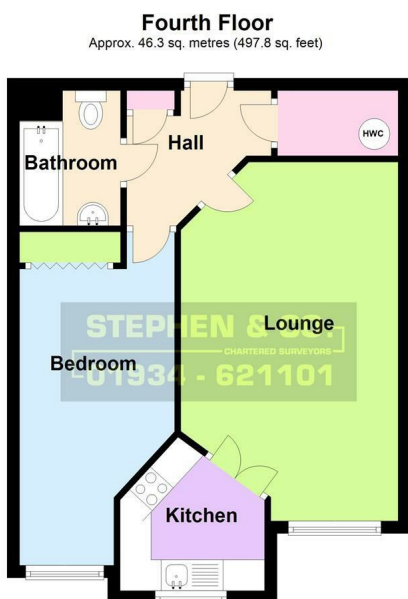
**Data Protection:**

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](http://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. 46.3 sq. metres (497.8 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	