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Auctions
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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**FLAT 6, 35, BRISTOL ROAD LOWER,
WESTON-SUPER-MARE, BS23 2PP
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 27th September 2023 at 7:00pm

Guide Price: £50,000/£70,000

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

All purchasers will be required to pay the Auctioneers an administration fee of £900 including VAT and produce two forms of identification

NB. Deposits can only be paid by Personal Cheque or Banker's Order

13 Waterloo Street, Weston super Mare, BS23 1LA

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post@stephenand.co.uk



Located in an elevated position above the Boulevard. A 1 Bedroom First Floor Flat. The property has gas central heating and has been recently rewired but requires further modernisation.

Accommodation:
(with approximate measurements)

Entrance:
External staircase to First Floor. Door to Communal Hall with further door to:-

Hall:

Lounge:
4.67m x 3.81m max (15'4 x 12'6 max)
Marble fireplace. Radiator. TV and telephone points.

Kitchen:
2.01m x 1.65m (6'7 x 5'5)
Wall and base units. Single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom:
2.79m x 2.01m (9'2 x 6'7)
Radiator.

Bathroom:
Panelled bath. Low level WC. Pedestal wash basin.

Tenure:
Leasehold for an original term of 999 years from 25th December 1988, subject to a peppercorn Annual Ground Rent

Service Charge:
£360 per annum

Council Tax:
Band A

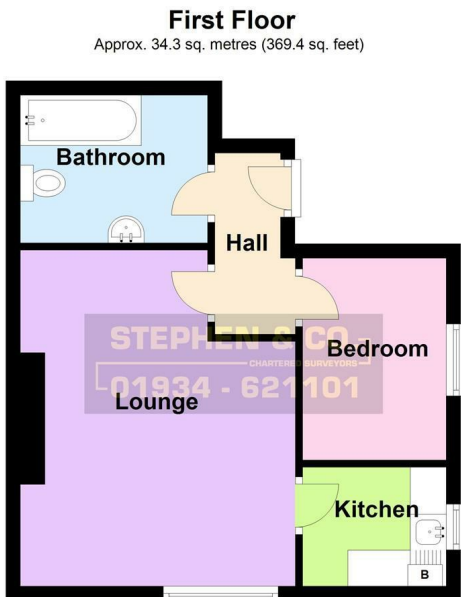
Conditions of Sale:
From the Solicitors-

Rubric Law
One Temple Quay,
Bristol,
BS1 6DZ

Ref: Saira Iqbal
Saira.Iqbal@rubric.law
01454 210979

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

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.



First Floor
Approx. 34.3 sq. metres (369.4 sq. feet)

Total area: approx. 34.3 sq. metres (369.4 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			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	