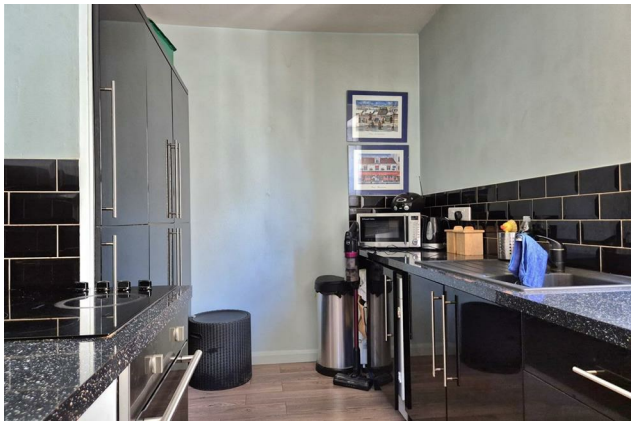
STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

FIRST FLOOR FLAT, 35, GEORGE STREET, WESTON-SUPER-MARE, BS23 3AT

£105,000



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

The Property Ombudsman

Centrally located in a level position well placed for the Town Centre, Sea Front, Railway Station and other amenities. A 1 bedroom First Floor Flat with gas central heating and double glazing. Ideal for a first time buyer or buy to let investor.

Accommodation:
(with approximate measurements)

Private Entrance:
Double glazed front door to:-

Hall:
Staircase rising to:-

First Floor Landing:

Lounge:
15'10 x 10'4 (4.83m x 3.15m)
Radiator. TV and telephone points.

Kitchen:
11'3 x 7'10 max (3.43m x 2.39m max)
Range of units with worksurfaces over. Single drainer sink unit. Fitted oven and hob. Integrated washing machine and fridge/freezer. Tiled splashback. 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom:
10'9 x 7'2 (3.28m x 2.18m)
Radiator. Telephone point. Access to loft space. Built-in double wardrobe. Door to:-

Shower Room:
Double cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Tenure:
Leasehold for an original term of 999 years from 24th June1973, subject to a £5 Annual Ground Rent.

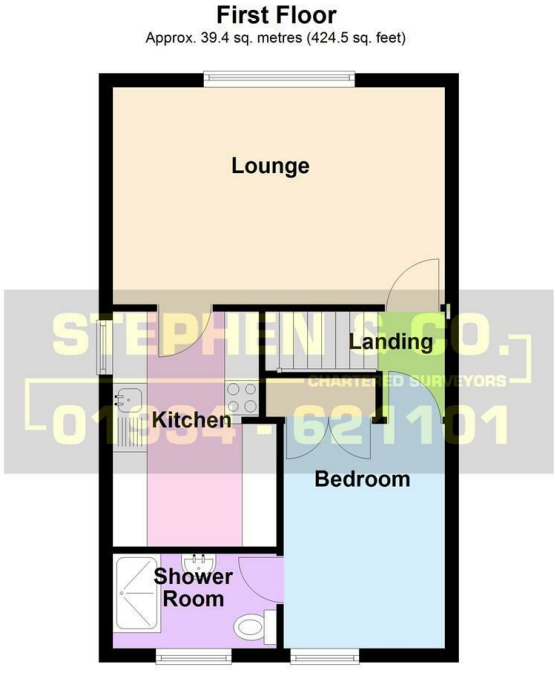
Council Tax:
Band A

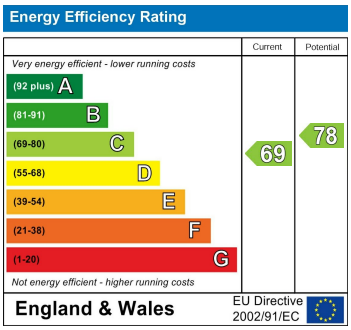
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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.



Total area: approx. 39.4 sq. metres (424.5 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanUp.