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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**FLAT 4, 21, ELLENBOROUGH CRESCENT,
WESTON-SUPER-MARE, BS23 1XL**

£225,000

An exceptional Third (Top) Floor Flat, one of four in this impressive Grade 11 Listed Victorian property located in the South Ward opposite Ellenborough Park with views over the Town at the side and rear and over the Park, with glimpses of Weston Bay to the front. The property is well placed for the Town Centre, Sea Front, Railway Station and other amenities.

The well presented and spacious accommodation includes 2 Double Bedrooms (1 En Suite), a modern Kitchen/Breakfast Room, modern Bathroom suite and large Lounge. There is electric night storage heating and secondary glazed sash windows on two sides with upvc sash windows at the rear.

The property is offered with No Onward Chain and an internal inspection is recommended

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with internal staircase rising to the Third Floor. Door to:-

Hall:

Night storage heater. Entry phone.

Lounge:

16'6 x 13'6 max (5.03m x 4.11m max)
Fire surround. 2 night storage heaters. TV and telephone points.

Kitchen/Breakfast Room:

16'10 x 8'7 (5.13m x 2.62m)
Fitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and 4-ring hob. Washing machine. Fridge/freezer. Tiled splashback. Night storage heater.

Bedroom 1:

18'5 x 12'7 (5.61m x 3.84m)
Night storage heater. Door to:-

En Suite:

Corner cubicle with 'Mira' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Wall heater. Extractor fan. Access to loft space.

Bedroom 2:

17'5 x 12'5 max (5.31m x 3.78m max)
Fitted wardrobes. Night storage heater. TV and telephone points.

Bathroom:

Panelled bath with 'Triton' shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. 'Dimplex' wall heater. Extractor fan.

Outside:

Designated Parking Space.

Tenure:

Leasehold for an original term of 999 years from 1st January 2001, subject to a £10 Annual Ground Rent. Quarter share of Freehold

Service Charge:

£1,420 per annum

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

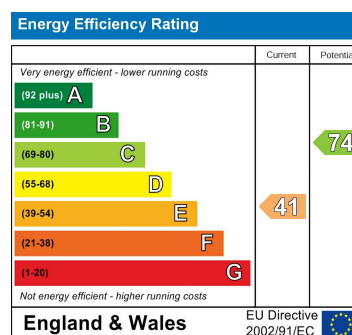
Data Protection:

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

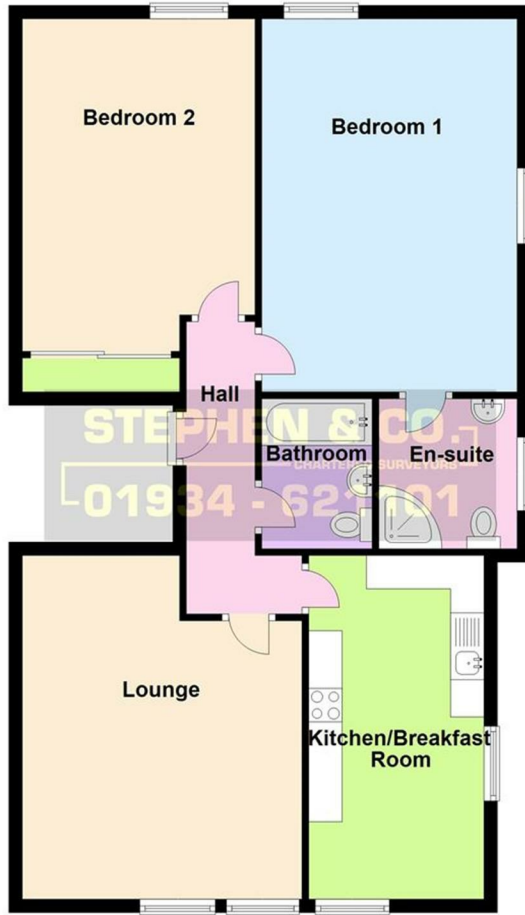
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



Third Floor

Approx. 88.8 sq. metres (956.3 sq. feet)



Total area: approx. 88.8 sq. metres (956.3 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.



