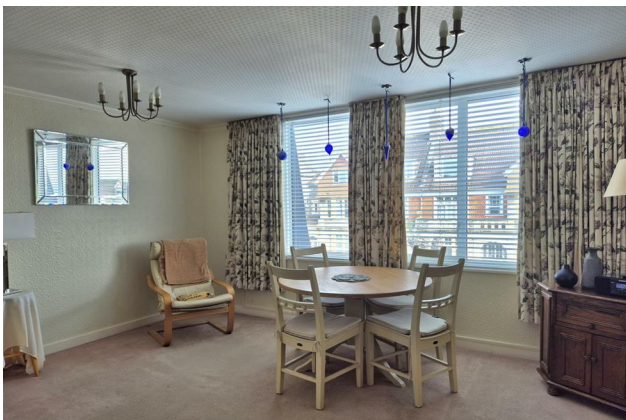


STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**13, LANSDOWN COURT, 20, TREWARTHA PARK,
WESTON-SUPER-MARE, BS23 2RR
£159,950**



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



**The Property
Ombudsman**

A 2 Bedroom Second (Top) Floor Flat located in this elevated position within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. The property includes double glazing, electric heating and a garage. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Steps up to front door with secure entry system to Communal Hall with staircase to Second Floor. Door to:-

Hall:
Airing cupboard. Entry phone. Telephone point.

Lounge:
15'2 x 15'2 max (4.62m x 4.62m max)
Night storage Heater. Telephone point.

Kitchen:
9'7 x 7'9 max (2.92m x 2.36m max)
Wall and base units with roll edge worksurfaces over.
Single drainer stainless steel sink unit. Electric cooker with an extractor hood over. Washing machine. Fridge/freezer.
Tiled splashback.

Bedroom 1:
13'4 x 12'3 (4.06m x 3.73m)
Fitted wardrobes. Night storage heater.

Bedroom 2:
10'2 x 7'8 (3.10m x 2.34m)
Night storage heater.

Bathroom:
Panelled bath with 'Mira' shower unit over. Low level WC.
Vanity wash basin. Tiled splashback. Xpelair.

Outside:
Single Garage: 16' x 8' (4.88m x 2.44m) with up and over door located in a block at the rear. Visitors' parking at the front of the property.

Council Tax:
Band B

Tenure:
Leasehold for an original term of 999 years from 1st January 1975, subject to an Annual Ground Rent of £15.75

Service Charge:
£1,124.00 per annum at the time of inspection.

NB. Sub-letting is not permitted. Prior written consent must be sought before keeping a pet at the property

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.

