

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

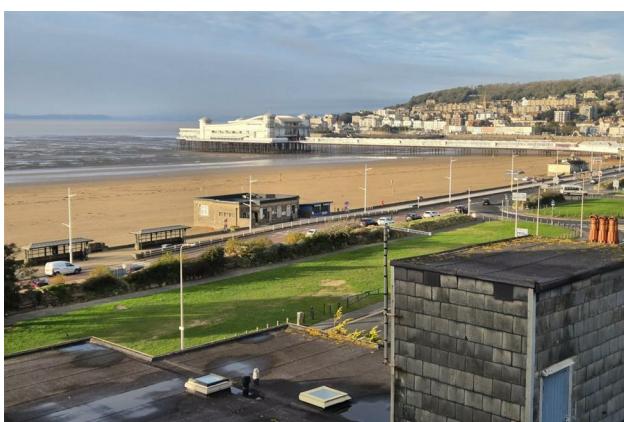
BLOCK MANAGEMENT

Established 1928



**26 BEACH COURT, BEACH ROAD,  
WESTON-SUPER-MARE, BS23 1BD**

**£220,000**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
[www.stephenand.co.uk](http://www.stephenand.co.uk)  
[post@stephenand.co.uk](mailto:post@stephenand.co.uk)



**A well presented 2 Bedroom 7th (Top) Floor Apartment with views to three sides over the Town, Ellenborough Park and Weston Bay. Offering spacious accommodation the property has double glazing, recently installed 'Dimplex Quantum' electric storage heaters and a covered parking space. Located on the Sea Front, the property is well placed for the Town Centre, Railway Station and a range of shopping and leisure facilities. An internal inspection is recommended.**

#### **Accommodation:**

(with approximate measurements)

#### **Entrance:**

Automatic front door with secure entry system to Communal Hall with lift and internal staircase to Upper Floors. door to:-

#### **Hall:**

'Dimplex' night storage heater. Entry phone. Cloaks cupboard. Store cupboard.

#### **Lounge:**

18' x 15' max (5.49m x 4.57m max)

Dual aspect with views over the Town and Ellenborough Park. 2 'Dimplex' night storage heaters. TV and telephone points. Sliding patio doors to Balcony with views.

#### **Kitchen:**

12'9 x 6'6 (3.89m x 1.98m)

Fitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine and dishwasher. Integrated freezer. Water heater providing instant hot water.

#### **Bedroom 1:**

12' x 11'4 (3.66m x 3.45m)

'Dimplex' night storage heater. Freestanding wardrobes. Tilt & turn windows with views over Weston Bay and the Town.

#### **Bedroom 2:**

9'8 x 9' (2.95m x 2.74m)

'Dimplex' night storage heater. Tilt & turn windows with views over Weston Bay and the Town.

#### **Shower Room:**

Double cubicle with 'Mira' shower unit. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail. Extractor.

#### **Outside:**

Communal Garden area. Parking Space in shared garage with electronic up and over door. Visitors' parking.

#### **Tenure:**

Leasehold for an original term of 999 years from 29th September 1971, subject to an Annual Ground Rent of £20. Please note: sub-letting and pets are not permitted

#### **Service Charge:**

£2,200 per annum including Ground Rent.

#### **Council Tax:**

Band C

#### **Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

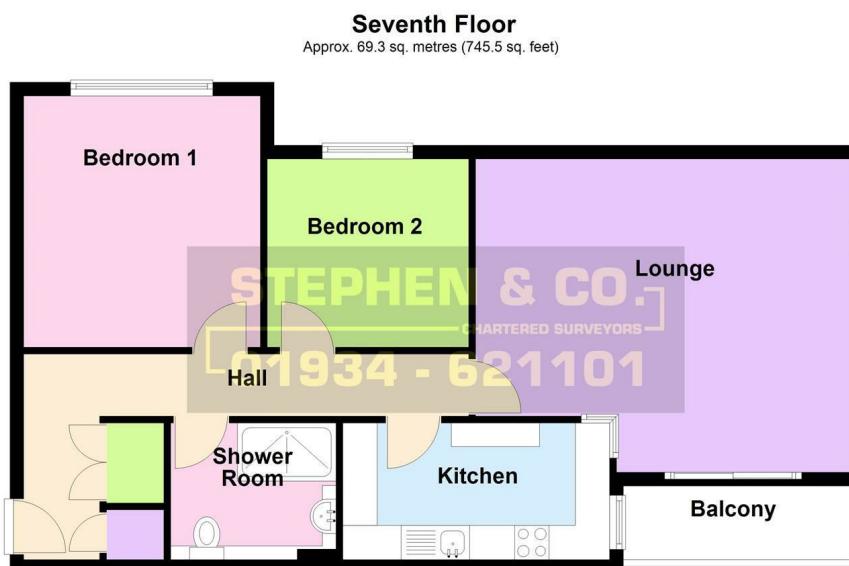
#### **Data Protection:**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	70
		EU Directive 2002/91/EC	

Total area: approx. 69.3 sq. metres (745.5 sq. feet)

Floor plans are for illustrative purposes only and are 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.