

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**23 HILDESHEIM COURT, STATION ROAD,  
WESTON-SUPER-MARE, BS23 1XB**

**£125,000**



**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)**



**The Property  
Ombudsman**

**Hildesheim Court is a development of purpose built sheltered apartments for the over 55s, built in the mid 1980s and managed by Alliance Homes. It is located in a very central position above Tescos superstore and well placed for the Town Hall, Railway Station, High Street and Sea Front. Ground floor access through secure doors to an internal staircase and two lifts. A 2 Bedroom apartment located on the Second Floor with double glazed windows and gas central heating. The scheme has 24 hour Carelink.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to with secure entry system to Communal Hall with two lifts and an internal staircase to the Upper Floors. Door to:-

**Hall:**

Radiator.

**Lounge:**

14' x 13'8 (4.27m x 4.17m)

Radiator. TV and telephone points. Airing cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water.

Glazed door to Balcony with views over the town.

**Kitchen:**

11' x 7'4 (3.35m x 2.24m)

Refitted with a range of wall and base units with roll edge worksurfaces and matching splashbacks over. Single drainer sink unit. Plumbing for a washing machine and dishwasher. Fitted double oven and 4-ring hob with extractor hood over.. Space for a fridge/freezer. Radiator.

**Bedroom 1:**

14' x 11'4 (4.27m x 3.45m)

Fitted wardrobes. Radiator.

**Bedroom 2:**

11' x 7' (3.35m x 2.13m)

Radiator.

**Shower Room:**

Refitted with a walk-in shower cubicle. Low level WC. Vanity wash basin. Fully tiled walls. Heated towel rail.

**Outside:**

Communal Gardens and Residents' Parking Area (spaces are not designated and limited to one vehicle per household)

**Council Tax:**

Band C

**Tenure:**

Remainder of a 125 year lease from September 1985

**Buy Back Scheme:**

If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An independent valuation by an RICS qualified surveyor will be carried out to determine the market value. North Somerset Council have the option to purchase the property after a period of 6 months or to defer purchase for a further 6 months. if the property remains unsold.

Estimated Management Charges: £2,369.64 per annum

NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

**Broadband & Mobile Coverage**

Information on coverage is available at 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. 59.0 sq. metres (634.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	