



Flat 38 Eddington Court Beach Road

Weston-Super-Mare, BS23 1DH

Price £85,000



PROPERTY DESCRIPTION

A purpose built one bedroom retirement apartment for the over 60's situated within a short walk of Weston-super-Mare sea front and town centre.

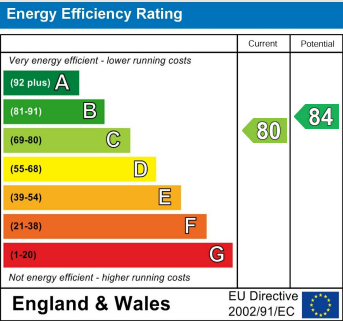
Communal entrance hall with stair and lift access to all levels. Entrance hall* lounge/diner* kitchenette* double bedroom* bathroom* electric heating* communal gardens and parking. 24 hour Care Link

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Internal stairs and lift to the first floor.

Entrance Hall

Storage cupboard, meter cupboard.

Lounge

13'5" x 11'8" maximum (4.10 x 3.57 maximum)

Upvc double glazed door with matching side panel opening to a Juliette Balcony. Feature fire surround with electric fire, television point, electric night storage heater and two doors opening to the:

Kitchen

8'3" x 7'4" (2.53 x 2.24)

Fitted with a range of units to incorporate single drainer sink unit, integrated electric oven and hob, extractor fan, space for fridge and freezer, upvc double glazed window to the side.

Bedroom

17'1" x 8'5" (5.22 x 2.57)

Upvc double glazed window to the front. Night storage heater and double mirror fronted wardrobes.

Bathroom

7'3" x 5'4" (2.21 x 1.63)

Comprising panelled bath with shower over, vanity wash hand basin with cupboards below, close coupled w.c. tiled walls and extractor fan.

Tenure

Leasehold

125 years from 2004

Ground Rent £450.00 per annum

Maintenance Charge £2,207.88 per annum

We are advised by the sellers that when the property is sold the seller has to pay a transfer fee of equal to 1% of the agreed sale price together with 1% to the contingency fund.

There is an age restriction with a single person being aged 60 years or over and in the case of a couple the younger persons must be over 55 years.

The house manager is on site between 0.900 to 17.00 M Monday to Friday

The apartment has use of the residents lounge, kitchen, games room, library, laundry room and guest suite (charges apply)

Description

A self contained retirement apartment. Residents must be over 60 years of age and the second resident can be 55 years plus.

Set within a secure development just off the sea front and ta the far end of the High Street of Weston-super-Mare.

PROPERTY DESCRIPTION

The property has an aspect over communal gardens and has a good size lounge/diner with kitchenette off, double bedroom and bathroom. The property has upvc double glazed windows, electric storage/panel heaters. As well as the use of communal gardens, residents lounge and kitchen, there is also a chargeable guest suite.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Electric room heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

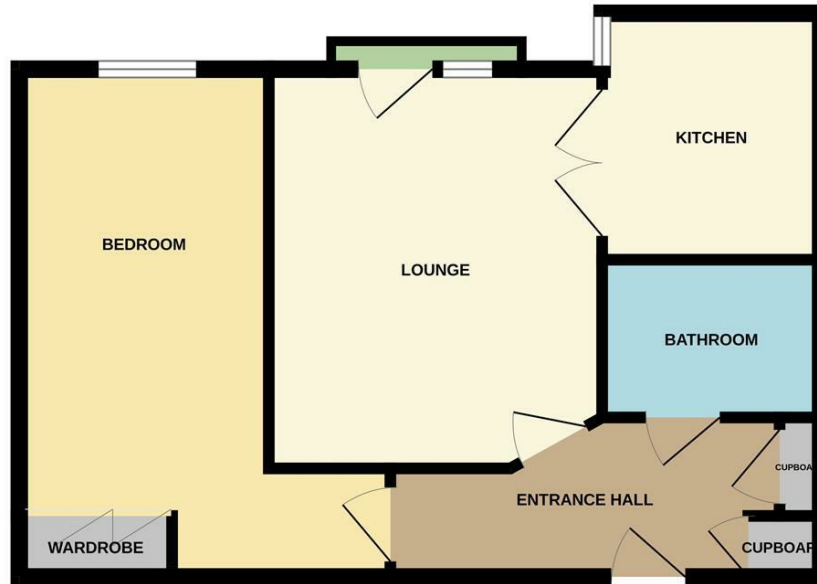
flood-map-for-planning.service.gov.uk/location



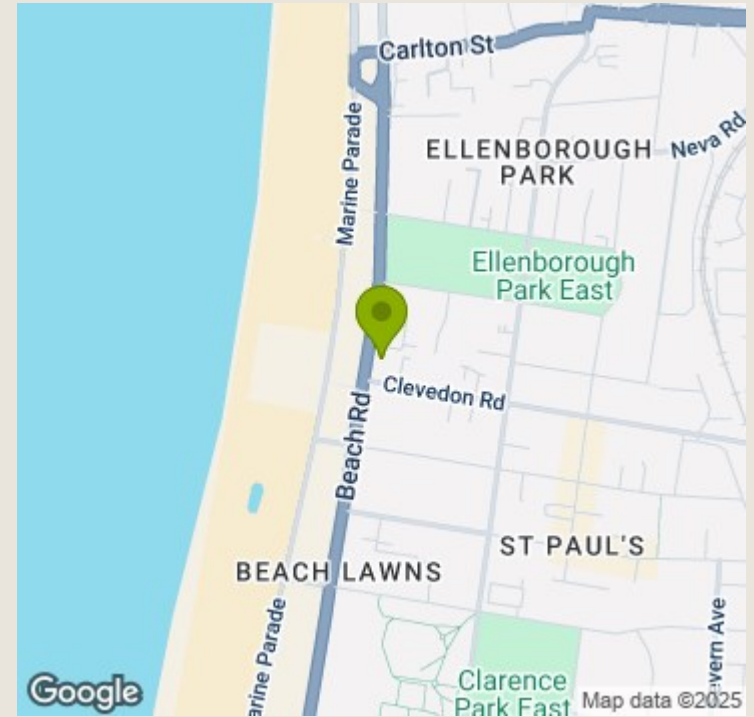




38 EDDINGTON COURT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

