





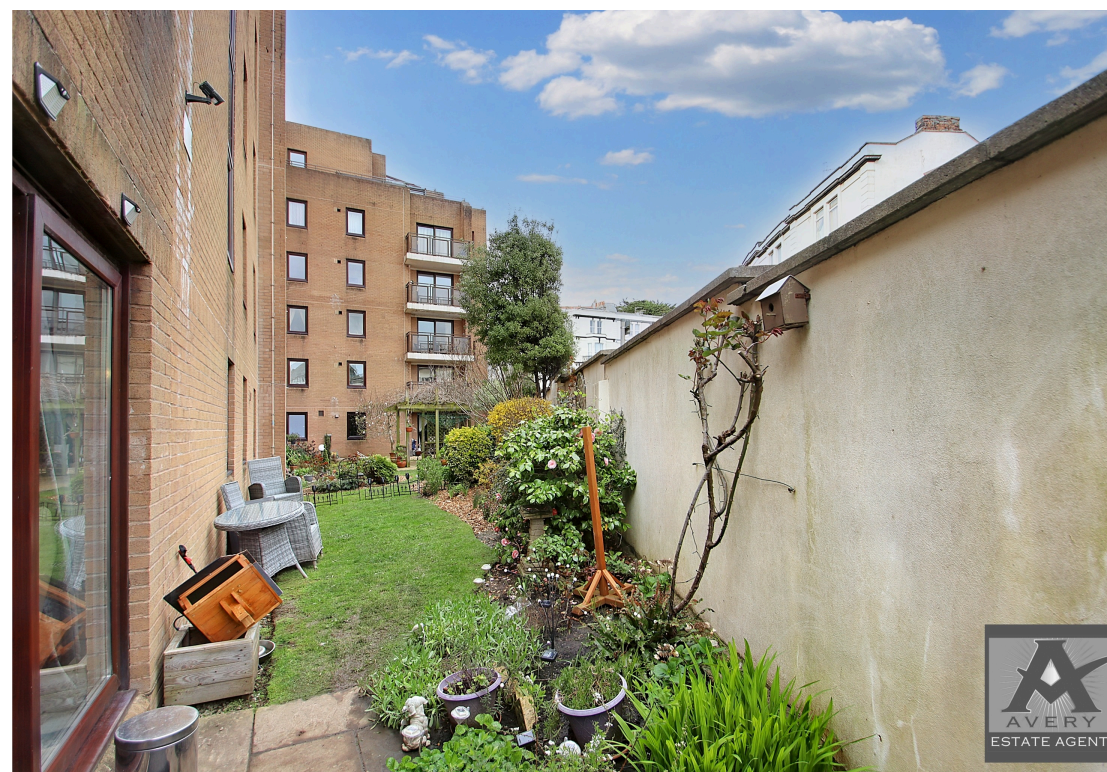
Avery Estate Agents excitedly present this spacious 2 bedroom purpose built ground floor retirement flat, exclusively for over the 55's. The property briefly comprises; entrance hall, large lounge with rear access to well tended communal gardens, recently refitted kitchen, dining room, bathroom, 2 double bedrooms with en suite off the master and 3 adequate storage cupboards throughout. Each flat has a designated parking space to the front and ample visitor parking. The highly regarded Madeira Court offers all residents free access to the guest lounge on the ground floor, as well as the viewing lounge on the top floor with seating and a balcony area boasting panoramic views across Weston-Super-Mare, bay and beyond, accessible via a lift within the building. The property is located opposite Marine Lake, a short walk from Weston town centre which boasts great transport links via buses and trains as well as a host of local shops, including the sovereign centre. This light and airy retirement flat requires an internal viewing to be appreciated.



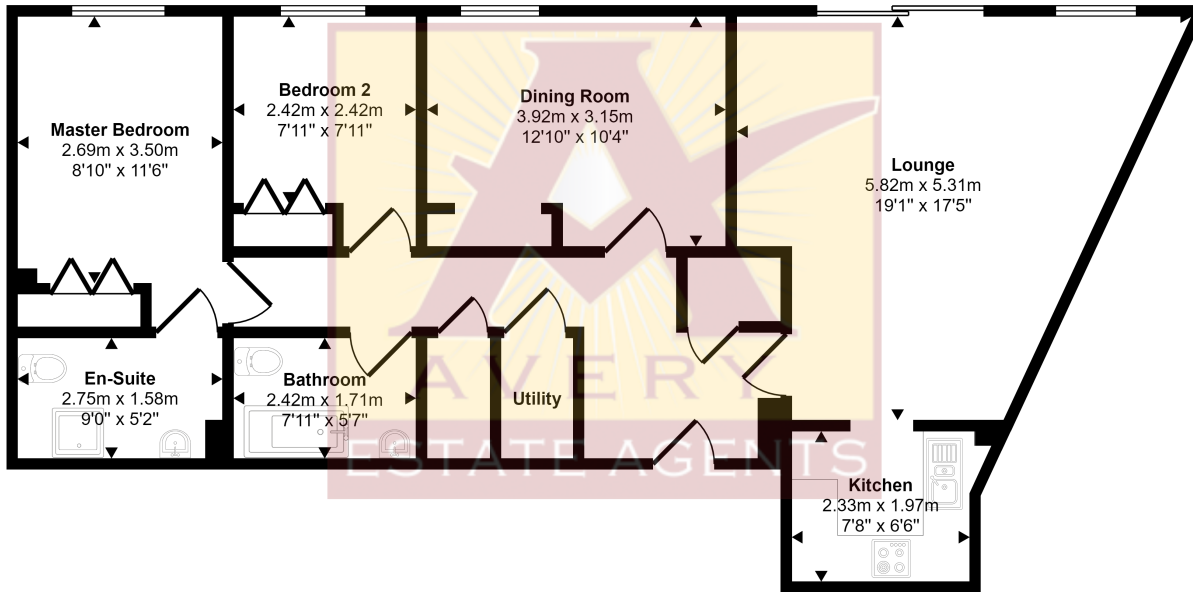
TENURE: We are advised by the seller that the property is Leasehold with a Lease of 125 years dated 1988 with a balance of 89 years. The Lease allows pets subject to permission of the management of the company, can be sub let and the age restriction for occupancy is 60 years old. The Management Company is First Port. The current Management fees are set at £553.68 per annum and the current Service/Maintenance Charge is set at £6,358.34 per annum. Total annual charges being £6,912.02 which is payable in two instalments. These fees include Lift maintenance, upkeep of communal gardens, cleaning of windows and buildings insurance. The owner was unsure if there is Ground Rent payable on the property.

- Designated Parking**
- Communal Gardens**
- EPC Rating D**
- N Som Council Tax Band B**
- Visitors Lounge**
- Ground Floor Retirement Flat**






Approx Gross Internal Area
85 sq m / 919 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Madeira Court, BS23

