

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT  
Established 1928



**14 MOORSIDE COURT, MOOR LANE,  
CLEVEDON, BS21 6EU  
£145,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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 The Property  
Ombudsman

**A retirement development for the over 55s situated in a level location well placed for The Town Centre and other amenities. Moorside Court is a sheltered housing scheme managed by Alliance Homes built around a landscaped garden area shared by all residents. A well presented 2 Bedroom First Floor Apartment with gas central heating and double glazing.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Door to Communal Hall shared with one other property. Internal staircase rising to First Floor. Front door to:-

**Hall:**

Radiator. Cloaks and linen cupboards.

**Lounge:**

16'3 x 9'9 (4.95m x 2.97m)

Radiator. TV and telephone points.

**Kitchen:**

9'4 x 7'8 (2.84m x 2.34m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point with extractor hood over. Tiled splashback. Radiator. Cupboard housing 'Baxi' gas fired boiler providing central heating and hot water. Plumbing for dishwasher.

**Bedroom 1:**

11'10 x 9'9 (3.61m x 2.97m)

Fitted wardrobes and dressing table. Radiator.

**Bedroom 2:**

9' x 5'9 (2.74m x 1.75m)

Radiator. Built-in wardrobe cupboard.

**Shower Room:**

Corner cubicle. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail. Extractor.

**Outside:**

Communal Gardens and Parking Area (no more than one car per household is permitted). Drying area.

NB: The owner is prepared to leave the Fridge/freezer, Cooker, Washer/Dryer, Dishwasher, Settee and Single Bed, if required

**Council Tax:**

Band B

**Tenure:**

New 99 year lease.

**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: £1 344.56 pa

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

**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.



Total area: approx. 46.9 sq. metres (504.3 sq. feet)

Floor plans are for illustrative purposes only and 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>		75	75
(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	