

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**3 FERN LODGE, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1BT
£200,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



Located in a sought after Sea Front position with views over the Beach Lawns to Weston Bay and well placed for the Town Centre, Railway Station and other amenities. A 2 Bedroom Purpose Built First Floor Flat with double glazing, electric heating and a parking space. No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system to Communal Hall with internal staircase and lift to upper floors. Door to:-

Hall:
Night storage heater. Telephone point. Cloaks cupboard. Airing cupboard.

Lounge/Diner:
23' x 11'2 (7.01m x 3.40m)
Fire surround with electric fire. Night storage heater. TV point. Sliding patio doors to Balcony with views over the Beach Lawns to Weston Bay.

Kitchen:
12'6 x 6'3 (3.81m x 1.91m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Electric cooker point with extractor hood over. Space for a fridge/freezer. Plumbing for a washing machine. Tiled splashback. Views.

Shower Room:
Corner cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Shaver point. Extractor. Night storage heater.

Bedroom 1:
12' x 11'2 (3.66m x 3.40m)
Fitted wardrobes and overbed cupboards. Night storage heater.

Bedroom 2:
11' x 8'6 (3.35m x 2.59m)
Fitted wardrobes and overbed cupboards. Night storage heater.

Outside:
Designated parking space.

Council Tax:
Band C

Tenure:
Leasehold for an original term of 999 years from 29th February 1971, subject to an Annual Ground Rent of £25 rising to £60 per annum.

Service Charge:
£475 per quarter

Broadband & Mobile Coverage
Information is available at 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

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. 66.8 sq. metres (718.9 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 Planipol.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	