

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**13 WESTON LODGE, BRISTOL ROAD LOWER,
WESTON-SUPER-MARE, BS23 2PJ**

£140,000



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Located within a Conservation Area in a convenient central position close to the High Street, Sea Front, College, Grove Park and other amenities. A 2 Bedroom Purpose Built 2nd Floor Flat with a south facing aspect. The property includes gas central heating, double glazing, a refitted open-plan Living Room/Kitchen and a secure designated parking space.

Accommodation:

(with approximate measurements)

Entrance:

Front door with secure entry system to Communal Hall with a lift and internal staircase to the Upper Floors.

Hall:

Radiator. Entry phone. Cloaks and Airing cupboards.

Open Plan Lounge/Kitchen:

22' x 12'3" narrowing to 9'6" (6.71m x 3.73m narrowing to 2.90m)

Refitted Kitchen area with wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Space for a fridge/freezer. Plumbing for a washing machine. Tiled splashback. "Vaillant" gas fired boiler providing central heating and hot water. Lounge area with radiator and TV point.

Bedroom 1:

17'7" x 9'3" (5.36m x 2.82m)
Radiator

Bedroom 2:

11' x 8'4" (3.35m x 2.54m)
excluding the door recess. Radiator.

Bathroom:

White suite with panelled bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Shaver light/socket. Extractor.

Outside:

Gated access to parking area with designated parking space.

Tenure:

Leasehold for an original term of 999 years from 29th September 1982, subject to a £25 Annual Ground Rent.

Service Charge:

£1,100.32 per annum at the time of inspection

Council Tax:

Band B

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

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.



Second Floor
Approx. 62.4 sq. metres (671.9 sq. feet)

Total area: approx. 62.4 sq. metres (671.9 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	