

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

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BLOCK MANAGEMENT

Established 1928



**FLAT 2, 5, MANILLA CRESCENT,
WESTON-SUPER-MARE, BS23 2BS**

£185,000



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

Occupying a convenient Sea Front position opposite Marine Lake, within 1 mile of the Town Centre with a wide range of shopping and leisure facilities. A recently refurbished 2 Bedroom Ground Floor Flat with gas central heating, double glazing, refitted Kitchen & Bathroom and new decorations & floor coverings. No Onward Chain.

Accommodation:
(with approximate measurements)

Private Entrance:
Front door to:-

Hall:
Radiator. Door to:-

Open-Plan Lounge/Kitchen:
Lounge: 16' x 14'6 (4.88m x 4.42m) Radiator. TV point.
Opening into refitted Kitchen: 9'9 x 7'8 (2.97m x 2.34m)
New wall and base units with roll edge worksurfaces over.
Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Tiled splashback.

Dining Area:
9'2 x 8'10 (2.79m x 2.69m)
Radiator. Telephone point.

Inner Hall:

Bedroom 1:
14'10 x 9'6 narrowing to 6' (4.52m x 2.90m narrowing to 1.83m)
Radiator. Cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water.

Bedroom 2:
11'2 x 6' max (3.40m x 1.83m max)
Radiator.

Tenure:
New 999 year lease, subject to a peppercorn Annual Ground Rent. Service Charge approximately £600 per annum

Council Tax:
Subject to re-assessment.

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.



Total area: approx. 65.0 sq. metres (699.6 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		80	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	