

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**9, BOURTON MEAD,
LONG ASHTON, BS41 9LZ
£139,950**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A 1 Bedroom Purpose Built Ground Floor Apartment for the over 55s overlooking the communal gardens. The property is located in this popular development situated close to the centre of the village, which offers a variety of shops and other amenities. Ashton Court and the City Centre are readily accessible. The property benefits from gas central heating and double glazed windows. No Onward Chain.

Accommodation:

(with approximate measurements)

Private Entrance:

Front door to:-

Hall:

Radiator. Understairs cupboard. Airing cupboard housing 'Ariston' gas fired boiler providing central heating and hot water.

Lounge:

16'2 x 10' (4.93m x 3.05m)
Radiator. TV and telephone points.

Kitchen:

9' x 7'7 (2.74m x 2.31m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator.

Bedroom:

12'8 x 11'8 max (3.86m x 3.56m max)
Radiator.

Shower Room:

Double cubicle. Pedestal wash basin. Tiled splashback. Radiator. Tiled splashback. Extractor.

Separate WC:

Outside:

Communal gardens. Residents' parking area available on a first come first served basis and limited to one car per household.

Tenure:

New 99 year lease.

Council Tax:

Band A

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 a 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: £1,364.00 per annum

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

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

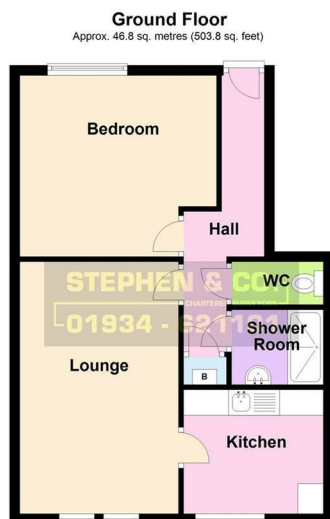
Data Protection:

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. 46.8 sq. metres (503.8 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			
(69-80) C		73	76
(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	