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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**73A, BEACH ROAD, KEWSTOKE,
WESTON-SUPER-MARE. BS22 9UP**

Offers in Excess of: £350,000

Located in this highly sought after beach front position with views towards Sand Bay.

A 2 Bedroom Purpose Built Ground Floor Apartment with spacious open-plan accommodation with double glazing, under floor heating with individual room thermostats, garden and double length garage & workshop. An internal inspection is recommended.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Accommodation:

(with approximate measurements)

Entrance:

Steps leading up to front door with entry phone system to Communal Hall. Door to:-

Hall:

Cloaks cupboard. Entry phone.

Lounge Area:

16'3 x 11'10 (4.95m x 3.61m)

Wall mounted fire. TV and telephone points. French door to Conservatory. Opening into:-

Dining Area:

10'7 x 8'8 (3.23m x 2.64m)

Double glazed french doors to Balcony. Opening into:-

Kitchen:

11'5 x 11' (3.48m x 3.35m)

Fitted with a range of wall and base unit with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and hob with extractor hood over. Integrated refrigerator, freezer, washing machine and dishwasher. Tiled splashback. Cupboard housing 'Vaillant' gas fired boiler.

Conservatory:

10'4 x 7'5 (3.15m x 2.26m)

Double glazed sliding doors to Garden.

Bedroom 1:

13'10 x 11'9 max (4.22m x 3.58m max)

Telephone point.

Bedroom 2:

10'4 x 9'6 (3.15m x 2.90m)

Fitted wardrobes and over bed cupboards.

Bathroom:

Panelled bath with mixer shower and screen over. Low level WC, Pedestal wash basin. Heated towel rail. Tiled splashback. Extractor.

Outside:

Front Garden laid to lawn. Access to Conservatory. Driveway at rear to Double Length Garage: 24'4 x 9'9 (7.42m x 2.97m) with electronic up and over door, power and light. Door to Communal Hall and further door to Workshop/Store: 9'9 x 7'9 (2.97m x 2.36m) with power and light, Store cupboard. Worksurfaces with cupboards under.

Council Tax:

Band D

Tenure:

Leasehold for an original term of 999 years from 1st January 2007.

Service Charge:

£1,200.00 per annum.


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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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	

Ground Floor

Approx. 80.7 sq. metres (868.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.3 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.



