

STEPHEN & CO.
CHARTERED SURVEYORS
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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**13 HILDESHEIM COURT, STATION ROAD,
WESTON-SUPER-MARE, BS23 1XB
£127,500**



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Hildesheim Court is a development of purpose built sheltered apartments for the over 55s, built in the mid 1980s and managed by Alliance Homes. It is located in a very central position above Tescos superstore and well placed for the Town Hall, Railway Station, High Street and Sea Front. Ground floor access through secure doors to an internal staircase and two lifts. A 2 Bedroom apartment located on the First Floor with double glazed windows and gas central heating. The scheme has intercom and emergency pull cords with 24 hour emergency cover. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

Radiator. Telephone point. Store cupboard.

Lounge:

14'4 x 13'8 (4.37m x 4.17m)

Radiator. TV and telephone points. Airing cupboard. Double glazed door to Balcony with views over the town.

Kitchen:

10'10 x 7'4 (3.30m x 2.24m)

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. 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom 1:

14' x 11'2 (4.27m x 3.40m)

Radiator. Views over the town.

Bedroom 2:

11' x 7' (3.35m x 2.13m)

Radiator.

Bathroom:

Panelled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Shaver light and socket.

Outside:

Communal Garden and Resident's Parking Area available on a first come first served basis limited to one vehicle per household

Council Tax:

Band C.

Tenure:

Remainder of a 125 year lease from September 1985

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 an 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: £2,290.13 per annum

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

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. 58.7 sq. metres (632.1 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		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	