



**FLAT 10, EASTERN HOUSE, LANDEMANN CIRCUS, ,  
WESTON-SUPER-MARE, BS23 2NH**  
**£239,950**

A beautifully presented 2/3 Bedroom First Floor Apartment located within a Conservation Area in this sought after elevated position above the Town Centre. Eastern House has been sympathetically converted from a substantial Victorian property standing in large Communal Gardens.

Flat 10 offers spacious and flexible accommodation with gas central heating, timber framed sash windows, 2 Double Bedrooms (1 En Suite), Lounge and separate Dining Room/Bedroom 3, parking space and views over the Town with glimpses of Weston Bay from the Master Bedroom

An internal inspection is recommended.

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Steps up to front door with secure entry system to spacious Communal Hall with internal staircase and lift to upper floors. Door to:-

**Hall:**  
Radiator. Telephone point. Entry phone. Cloaks cupboard, Airing cupboard.

**Lounge:**  
20' x 15' (6.10m x 4.57m)  
Radiator. TV point. Views over the Town.

**Dining Room:**  
16'8 x 11'10 (5.08m x 3.61m)  
Radiator. Serving hatch to Kitchen. Views over the Town.

**Kitchen:**  
12'9 x 7' (3.89m x 2.13m)  
Fitted with a range of wall and base units with roll edge worksurfaces and matching splashbacks over. Inset single drainer stainless steel sink unit. Fitted double oven. 4-ring hob with extractor hood and stainless steel splashback over. Integrated fridge/freezer and washing machine. Views over Town towards Weston Woods.

**Bedroom 1:**  
11'10 x 11'10 (3.61m x 3.61m)  
excluding door recess. Walk-in wardrobe. Radiator. Views over the Town with glimpses of Weston Bay. Door to:-

**En Suite Shower Room:**  
Separate cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Shaver point.

**Bedroom 2:**  
12'8 x 11'2 max (3.86m x 3.40m max)  
Radiator. Views towards Weston Woods.

**Bathroom:**  
Panelled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

**Outside:**  
Communal Gardens. Designated Parking Space.

**Tenure:**  
Leasehold for an original term of 999 years from 1st January 1999, subject to an Annual Ground Rent of £25

**Service Charge:**  
£1,980 per annum at the time of inspection.

**Council Tax:**  
Band D

NB. The lease does not allow pets and letting is strictly by approval of the Management Company

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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](http://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		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### First Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.4 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.





