

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**24, HEATHFIELD WAY,  
NAILSEA, BS48 1ED  
£145,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**The Property  
Ombudsman**

**Occupying a convenient location well placed for the Town Centre and other amenities. A Purpose Built 2 Bedroom Ground Floor Flat forming part of this small development of Sheltered Apartments for the over 55s. The property has gas central heating, double glazing and Communal Parking & Gardens. No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Private Entrance:**  
Front door to:

**Hall:**  
Radiator. Walk-in store cupboard. Airing cupboard with radiator.

**Lounge:**  
16'2" x 9'9" (4.93 x 2.97)  
Radiator. TV and telephone points.

**Kitchen:**  
9'4" x 7'5" (2.84 x 2.26)  
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and microwave. 4 ring hob with concealed extractor hood over. Plumbing for a washing machine. Tiled splashback. Radiator. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

**Bedroom 1:**  
11'6" x 9'9" (3.51 x 2.97)  
Radiator.

**Bedroom 2:**  
8'7" x 5'10" (2.62 x 1.78)  
Radiator. Built in wardrobe.

**Shower Room:**  
Double shower cubicle. Vanity unit with inset wash hand basin and low level WC. Tiled splashback. Radiator. Extractor.

**Outside:**  
Communal Gardens and residents' parking area. Drying area.

**Tenure:**  
New 99 year lease.

**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: £1,435.00 pa

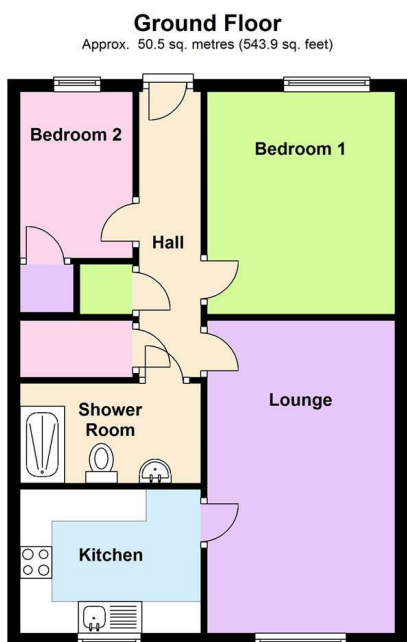
NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

**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. 50.5 sq. metres (543.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	