

STEPHEN & CO.

CHARTERED SURVEYORS

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BLOCK MANAGEMENT

Established 1928



**115 CARLTON MANSIONS, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1NJ**

'Offers Over' £185,000



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

Occupying a Sea Front position with views towards Weston Bay from the Balcony and well placed for the Town Centre, Railway Station and other amenities. A Purpose Built 1st Floor Apartment with secure gated access and portorage. The property has 2 Bedrooms, a Balcony with views, double glazing and a parking space. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door with secure entry system to Communal Hall with 2 lifts and an internal staircase to the upper floors. Door to:-

Hall:

Store cupboards. Entry phone.

Lounge/Diner:

23'2 x 10' max (7.06m x 3.05m max)
2 night storage heaters. TV & telephone points. Sliding patio doors to Balcony with views towards Weston Bay.

Kitchen:

11' x 7'10 (3.35m x 2.39m)
Fitted with a range of wall and base units with worksurfaces over. Inset 1.5 bowl single drainer enamel sink unit. Fitted double oven and 4-ring hob. Plumbing for a washing machine. Integrated fridge/freezer and dishwasher. Tiled splashback. Extractor.

Bedroom 1:

11'10 x 11'4 max (3.61m x 3.45m max)
Fitted wardrobes and dressing table. Night storage heater. telephone point.

Bedroom 2:

11'4 x 7'10 max (3.45m x 2.39m max)
Night storage heater.

Wet Room:

Fitted shower unit. Pedestal wash basin. Low level WC. Tiled splashback. 'Dimplex' wall heater. Extractor.

Outside:

Designated parking space.

Council Tax:

Band D

Service Charge:

£3,132.00 per annum at the time of inspection

Tenure:

Leasehold for an original term of 125 years from 1st December 1990.

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.



First Floor
Approx. 67.3 sq. metres (724.4 sq. feet)

Total area: approx. 67.3 sq. metres (724.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74
England & Wales	EU Directive 2002/91/EC	