

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**FLAT 1, 18, BRISTOL ROAD LOWER,  
WESTON-SUPER-MARE, BS23 2PW**

**£82,500**



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

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**The Property  
Ombudsman**



**\*Cash Buyers Only\*. Located in an elevated position just above the Boulevard and well placed for the Town Centre and Sea Front. A cleverly refurbished Hall Floor Studio Flat offered for sale complete with fixtures and fittings (except the owner's personal items) and ideal as a buy to let investment, holiday home or private residence. The property has a designated parking space and is offered with No Onward Chain.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Communal Hall. Door to:-

**Hall:**

Wardrobe cupboard.

**Bedsitting Room:**

13' x 9'7 (3.96m x 2.92m)  
plus bay window. Fold-down bed. Fitted cupboards. Wall mounted television. Telephone point. Coved ceiling and picture rail. Mezzanine storage. Door to:-

**Kitchen:**

6'9 x 4' (2.06m x 1.22m)  
Wall and base units with worksurfaces over. 2 ring hob. Mini oven and microwave. Tiled splashback. Recessed single drainer stainless steel sink unit with water heater over.

**Bathroom:**

Hip bath with 'Triton' shower and screen over. Low level WC. Wash basin (cold water only) Tiled splashback. Extractor fan.

**Outside:**

Driveway at the side leading to a designated parking space at the rear of the property.

**Council Tax:**

Band A

**Tenure:**

Leasehold for an original term of 999 years from 1st January 1990

**Service Charge:**

£40 per month.

**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](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.



Total area: approx. 20.9 sq. metres (225.1 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			73
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	