

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



**28 HILDESHEIM COURT, STATION ROAD,
WESTON-SUPER-MARE, BS23 1XB
£120,000**



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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 Tesco superstore and well placed for the Town Centre, Railway Station, High Street and Sea Front. Ground floor access through secure doors to staircase and two lifts. A well presented 2 Bedroom Apartment located on the Second Floor with double glazed windows and gas central heating. The scheme has intercom and emergency call system with 24 hour emergency cover.

Accommodation:
(with approximate measurements)

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

Hall:
Radiator. Telephone point.

Lounge:
14' x 13'5 (4.27m x 4.09m)
Radiator. TV point. Airing cupboard with gas fired boiler providing central heating and hot water. Double glazed door to Balcony with views over the Town.

Kitchen
11'8 x 7'4 (3.56m x 2.24m)
Wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. with mixer tap over. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator.

Bedroom 1:
14' x 11'4 (4.27m x 3.45m)
Radiator. Views over the town.

Bedroom 2:
11' x 7'2 (3.35m x 2.18m)
Radiator.

Shower Room:
Double cubicle. Vanity unit with wash basin and low level WC.. Tiled splashbackl. Radiator. 'Creda' wall heater.

Outside:
Residents' parking area. Communal Gardens.

Council Tax:
Band C

Tenure:
Remainder of a 125 year lease from September 1985

Buy Back Scheme:
f 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.

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

Estimated Service Charge:
£2,289.91 per annum

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

Consumer Protection from Unfair Trading Regulation
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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

