

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**12, BIRNBECK COURT, CARLTON STREET,
WESTON-SUPER-MARE, BS23 1UL**

£105,000



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

Occupying a convenient central location close to the Sea Front, High Street and other amenities. A well presented 2 Bedroom Purpose Built First Floor Retirement Flat for the over 60s. The property includes a lift & internal staircase, communal parking and gardens, on-site manager and 24 hour Care Link system. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system leading to Communal Hall with internal staircase and lift to Upper Floors. Door to:-

Hall:
Store cupboard. Airing cupboard. 'Dimplex Quantum' electric heater.

Lounge:
14'8 x 11' (4.47m x 3.35m)
Fire surround with fitted electric fire. TV and telephone points. 'Dimplex Quantum' electric heater. Double doors to:-

Kitchen:
11' x 5'8 (3.35m x 1.73m)
Fitted with a range of wall and base units with roll edge worksurfaces over. Single drainer sink unit. 'Zanussi' cooker. Washing machine. Under counter refrigerator and freezer. Tiled splashback. Extractor. Double glazed window.

Bedroom 1:
11'2 x 9'7 (3.40m x 2.92m)
Range of fitted wardrobes. TV and telephone points.

Bedroom 2:
11'2 x 6'10 (3.40m x 2.08m)
Fitted wardrobes and dressing table.

Shower Room:
Double cubicle with 'Mira' shower unit. Vanity wash basin and low level WC. Tiled splashback. Shaver point. Extractor.

Outside:
Communal Gardens and Parking Area. Visitors' Parking.

Council Tax:
Band C

Tenure:
Leasehold for an original term of 125 years from 25th March 1990, subject to a £50 Annual Ground Rent.

Service Charge:
£3,288.39 per annum at the time of instruction

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. 54.0 sq. metres (580.8 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		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	