

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**24 ATLANTIC VIEW COURT, Highbury Road,
Weston-Super-Mare, BS23 2DJ
£180,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



A 2nd Floor Purpose Built Apartment located within a Conservation Area on Weston Hillside with views over the Town towards Weston Bay. The property has gas central heating, double glazing, a south facing balcony, garage, lift and large communal gardens. No Onward Chain

Accommodation:

(with approximate measurements)

Entrance:

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

Hall:

Radiator. Entry phone. Walk-in Cloakroom/Boxroom.

Lounge:

15' x 15' (4.57m x 4.57m)

Square bay window with views over the Town towards Weston Bay. Radiator. TV and telephone points. Fire surround with fitted electric fire. Double glazed door to Balcony with views towards Weston Bay.

Kitchen:

10' x 7'5 (3.05m x 2.26m)

Wall and base unit with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Integrated fridge/freezer and washing machine. Tiled splashback. 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom 1:

13' x 9'10 (3.96m x 3.00m)

Square bay window. Fitted wardrobes and overbed cupboards. Radiator

Bedroom 2:

13' x 9'8 (3.96m x 2.95m)

Radiator.

Bathroom:

Walk-in bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:

Single Garage with an up and over door. Visitors' parking. Large Communal Gardens.

Tenure:

Leasehold for an original term of 999 years from 25th December 1990, subject to a £25 Annual Ground Rent.

Service Charge:

£1,600 per annum

Council Tax:

Band C

NB. The lease does not permit pets

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

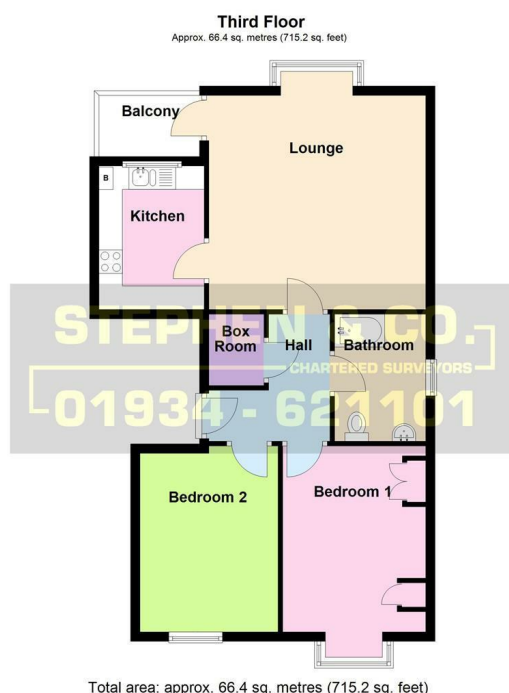
Data Protection:

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.



Floor plans are for illustrative purposes only and are 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.