

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**12 PROMENADE HOUSE, 57 BEACH ROAD,  
WESTON-SUPER-MARE, BS23 4AP**

**£159,950**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

[www.stephenand.co.uk](http://www.stephenand.co.uk)

[post@stephenand.co.uk](mailto:post@stephenand.co.uk)



**The Property  
Ombudsman**

**A spacious 1 Bedroom First Floor Flat converted in 2022, located on the Sea Front with views towards Weston Bay from the Lounge. The property is conveniently located on the level, close to local amenities and around 1 mile from the Town Centre, Railway Station etc. No Onward Chain**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door with secure entry system to Communal Hall with two lifts and an internal staircase to the Upper Floors. Door to:-

**Hall:**

2 electric radiators. Entry phone. Walk-in store cupboard. Airing cupboard.

**Open Plan Lounge/Kitchen:**

27'8 x 17'9 max (8.43m x 5.41m max)

Lounge Area: 17'9 x 13' (5.41m x 3.96m) Wide bay window with views towards Weston Bay, Electric radiator. TV point. Opening into Kitchen Area: 11' x 9'4 (3.35m x 2.84m) Wall and base units with worksurfaces and matching splashback over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor and splashback over. Integrated dishwasher and fridge/freezer. Electric radiator.

**Bedroom:**

13'4 x 12'9 (4.06m x 3.89m)

excluding door recess. Electric radiator.

**Bathroom:**

Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Fitted mirror. Extractor.

**Tenure:**

Leasehold for an original term of 999 years from 12th April 2022

**Service Charge:**

£1,400 per annum

**Council Tax:**

Band C

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://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.

**First Floor**

Approx. 70.7 sq. metres (761.0 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(56-68)	D	63
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC