

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**FLAT 4, 11, VICTORIA QUADRANT,
WESTON-SUPER-MARE, BS23 2QB**

£149,950



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Located in a convenient central location just off the Boulevard and well placed for the Town Centre, Sea Front and other amenities. A 2 Bedroom First Floor Flat with electric heating, double glazing and a parking space.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with internal staircase rising to First Floor. Door to:-

Hall:

Night storage heater.

Lounge:

12' x 11'10 (3.66m x 3.61m)
Night storage heater. TV point.

Kitchen:

13'4 x 5'3 (4.06m x 1.60m)
Base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Cooker point with extractor hood over. Plumbing for a washing machine. Tiled splashback.

Bedroom 1:

15' x 7'2 (4.57m x 2.18m)
Night storage heater.

Bedroom 2:

10'10 x 7' (3.30m x 2.13m)
Night storage heater.

Bathroom:

Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback.

Outside:

Parking space.

Council Tax:

Band A

Tenure:

Leasehold for an original term of 999 years from 25th March 1990

Service Charge:

£1 177.00 per annum including Service Charge, Ground Rent and Building Insurance

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.



First Floor
Approx. 50.1 sq. metres (539.3 sq. feet)

Total area: approx. 50.1 sq. metres (539.3 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		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	