

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**66 EDDINGTON COURT, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1DH**

£115,000



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 **The Property
Ombudsman**

Eddington Court is a modern development by McCarthy and Stone situated just off the sea front making it well placed for the Beach Lawns, Promenade and Town Centre. A development of Sheltered Apartments for those aged 60 and above. Personal safety features include door entry system, 24 hour Carelink and a House Manager. Additional benefits include Communal Laundry, Guest Suite, Resident's Lounge, Games Room and large Communal Gardens. The apartment is a particularly spacious 1 Bedroom Third (top) Floor Apartment with a pleasant outlook with glimpses of Weston Bay. The property benefits from double glazing, and electric heating. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door with security entry system to Communal Entrance Hall with lift and internal staircase to upper floors. Door to:-

Hall:

Meter cupboard. Store cupboard with hot water tank.

Lounge/Diner:

17'6 x 16'9 narrowing to 10'10 (5.33m x 5.11m narrowing to 3.30m)

L-shaped with space for a separate Dining Area. Fire surround with electric fire. Night storage heater. TV and telephone points. Double doors to:-

Kitchen:

8'10 x 5'8 (2.69m x 1.73m)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Integrated refrigerator. Tiled splashback. 'Dimplex' wall heater.

Bedroom:

15'6 x 9'5 max (4.72m x 2.87m max)

Built-in mirror fronted wardrobe. Further range of wardrobes (not fitted and can be removed if required). Night storage heater. TV point.

Shower Room:

Double cubicle. Vanity wash basin. Low level WC. Tiled splashback. Extractor. Heated towel rail. 'Dimplex' wall heater.

Outside:

Large Communal Gardens and Parking Area.

Council Tax:

Band B.

Tenure:

Leasehold for an original term of 125 years from 1st November 2003, subject to an Annual Ground Rent of £385

Service Charge:

Currently £2 088.72 from 1st September 2023

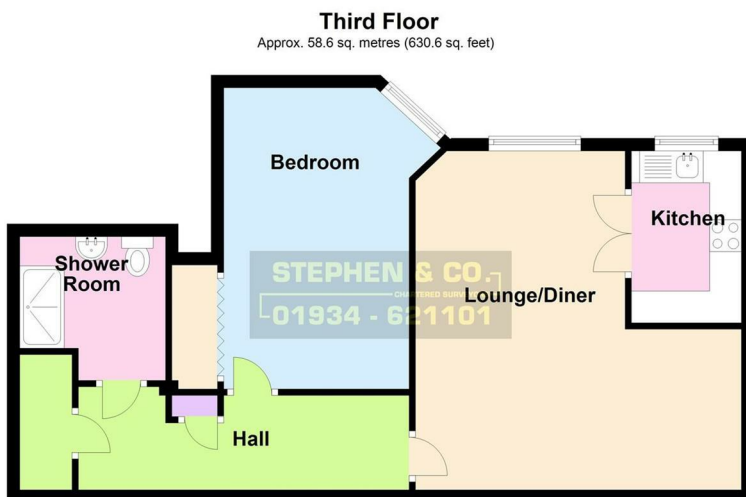
Data Protection:

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. 58.6 sq. metres (630.6 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		86	88
(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	