



# Rachel Homes

*Estate Agents*

01934 621299  
rachelhomes.co.uk

## EDDINGTON COURT, BEACH ROAD, WESTON SUPER MARE, BS23 1DH



- Purpose Built Fourth Floor Apartment
- Lounge with Sea Views
- Shower Room
- No Chain
- Double Bedroom
- Kitchen with Sea Views
- Communal Garden & Parking
- EPC C

### £135,000

Rachel J Homes is delighted to market this Well Presented Fourth Floor Apartment ideally situated in the popular Eddington Court purpose built block just off the Sea Front. If you are looking for a retirement flat that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance, Hallway, Lounge with Sea View, Kitchen with Sea View, Double Bedroom, Shower Room, Communal Gardens and Parking. Added benefits of this lovely home include double glazing, night storage heating plus there is no onward chain. There are also regular residents social events. Accompanied viewings - CALL NOW!!!

### **Communal Entrance**

Security entrance door into reception area and residents lounge, with communal kitchen, access to laundry room and refuse room, stairs and lift to upper floors.

### **Entrance Hall**

Composite entrance door into hallway, storage cupboard housing consumer unit and meters, storage cupboard housing water tank, Tunstall wall mounted care system, loft hatch, doors off.

### **Lounge** 18' 7" by 10' 2" (5m 66cm by 3m 10cm)

UPVC Double glazed windows to side and front, electric fire set into surround, tv point, telephone point, night storage heater, emergency pull cord, wood and glass doors to;

### **Kitchen** 10' 2" by 7' 1" (3m 10cm by 2m 16cm)

UPVC Double glazed window to front with sea views, range of wall and base units with work surface over and tiled splash back, built in ceramic hob with extractor over, eye level electric oven, space for under counter fridge and freezer, stainless steel sink and drainer, emergency pull cord.

### **Double Bedroom** 15' 2" by 9' 2" (4m 62cm by 2m 80cm)

Two UPVC Double glazed windows to side, night storage heater, built in wardrobes, emergency pull cord.

### **Shower Room**

Fully tiled walls, double shower cubicle with hot water shower, wash hand basin set into vanity unit, low level W/C, extractor, electric towel heater, emergency pull cord.

### **Communal Garden**

Laid to lawn with mature shrubs and trees, with various seating areas.



### **Additional Information**

Leasehold Property - 105 Years Remaining

Ground Rent £32.00 Per Calendar Month

Maintenance Fee £155 Per Calendar Month

There is an age restriction - single person must be aged 60 years or over and in the case of a couple, the younger person must be at least 55 years old.

Social events weekly in the communal lounge for residents.

### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

