



FLAT 20 EDDINGTON COURT, BEACH ROAD

Weston-Super-Mare, BS23 1DH

Price £180,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN & SOUTH FACING BALCONY * Situated on the first floor of this sought after retirement development of Eddington Court - only a stones throw from Weston's sea front and convenient amenities. One of the larger style flats available which offers a large hallway with multiple storage cupboards, 22FT living room with separate kitchen and south facing balcony, two large double bedrooms with built-in wardrobes to the master and shower room. There is an on-site house manager and the communal areas comprise the use of the beautifully maintained communal gardens, spacious residents lounge and kitchen - as well as a large laundry room and the use of a chargeable guest suite. The main resident is required to be 60 years plus, although the second resident can be 55 years plus.

Situation

128 meters - Bus Stop
 180 meters - Sea Front
 0.19 miles - Tesco Supermarket
 0.74 miles - Weston Golf Course
 0.27 miles - Weston Train Station
 All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
 Tenure: Leasehold
 EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(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	

PROPERTY DESCRIPTION

Hallway

Front door opening into the hallway, intercom system, night storage radiator, large airing cupboard housing the electric boiler system, two additional and generous storage cupboards and doors to;

Living Room

22'7" x 10'8" max (6.88m x 3.25m max)

uPVC double glazed window to rear, feature electric fireplace with surround, night storage radiator, television and telephone points, door to the kitchen and uPVC double glazed door opening to the south facing balcony with a lovely outlook to the communal gardens.

Kitchen

7'8" x 7'7" max (2.34m x 2.31m max)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and taps over, mid-height electric oven, four ring electric hob with extractor over, space for under the counter fridge and freezer.

Bedroom One

15'5" x 9'1" (4.70m x 2.77m)

uPVC double glazed window to rear, built-in mirror fronted wardrobes and night storage radiator.

Bedroom Two

15'5" x 9'1" (4.70m x 2.77m)

uPVC double glazed window to rear and night storage radiator.

Shower Room

6'9" x 5'6" (2.06m x 1.68m)

Suite comprising low level WC, hand wash basin set into storage vanity unit with taps over, generous shower cubicle with mains shower over, tiled walls, electric towel radiator and extractor.

Communal Areas

The development offers the use of the residents lounge with kitchen, games room, library, laundry room and guest suite to which nightly fees apply. Externally the property also offers maintained communal gardens and use of communal parking on a first come basis. There is a lift to all floors and multiple stair cases.

Leasehold Information

We have been advised there is the remainder of a 125 year lease from 2004 with annual ground rent of £450 and annual maintenance charge of £3132.12. The water and sewage charges are included within the maintenance fee. We are advised that when the property is sold, the seller has to pay a transfer fee of equal to 1% of the agreed sale price together with 1% to the contingency fund.

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.

The house manager is on-site between 09.00-17.00, Monday-Friday.

Material Information

We have been advised the following;

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



Total area: approx. 730.6 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

