



**Hobbs&Webb**

EDDINGTON COURT, BEACH ROAD  
Weston-super-Mare, BS23 1DH

Price £125,000





A self contained top / fourth floor retirement apartment, residents must be 60 years plus although the 2nd resident can be 55 years plus, set within a secure development just off of the sea front and at the far end of the High street of Weston-super-Mare. The property has limited views of Weston bay, Brean Down the Bristol Channel and Welsh Coast beyond and has a good size lounge and double bedroom, shower room and a fitted kitchen and has new flooring through out. The property enjoys Upvc double glazing, and electric night storage heaters / panel heaters, as well as use of communal gardens, residents lounge and kitchen as well as laundry, and there is also the use of a chargeable guest suite. No onward chain.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal Entrance

Entry phone system, internal stairs or lift to the top / fourth floor.

Entrance door to the apartment to.

## Entrance Hall

Loft access, meter cupboard, entry phone / 24 hour emergency care system, airing cupboard part shelved with light and housing hot water tank.

## Lounge

18'7" x 10'3" (5.66m x 3.12m)

A dual aspect room with Upvc double glazed westerly window affording limited views of Weston bay, Brean Down, The Bristol Channel and Welsh Coast beyond, further Upvc double glazed southerly window to the rear. Coved ceiling, feature fire place with electric fire, surround and hearth, T.V. and telephone points, emergency pull cord, glazed double doors to.

## Kitchen

10'3" x 9'5" (3.12m x 2.87m)

Coved ceiling, spotlight, electric wall heater, Upvc double glazed westerly facing window affording limited views to Weston bay, Brean Down, The Bristol Channel and Welsh Coast beyond. Fitted with Maple effect units comprising double, 4 single and over cooker wall cupboards with lighting under, single bowl single drainer sink with cupboard under, further double and single base cupboards and drawers with roll edge work tops over, space for fridge and freezer, integrated 4 ring electric hob with extractor hood over, integrated electric oven, tiled surrounds, timber effect vinolay flooring.

## Bedroom

15'2" 9'3" (4.62m 2.82m)

Plus built in double wardrobes with mirror fronted folding doors. Upvc double glazed window to rear, T.V. and telephone point, night storage heater, emergency pull cord.

## Shower Room

Coved ceiling, extractor, electric wall heater, fitted with vanity sink with double cupboard under, wall mirror with shaver light and socket, double tiled shower cubicle with glazed sliding screen and mains mixer shower unit, low level W.C., tiled surrounds, timber effect vinolay flooring.

## Tenure and Maintenance

Leasehold residue of 125 year lease form 2004. Annual ground rent of £450 and maintenance charge of £2207.88, We are advised by the sellers 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 on site between 09.00-17.00, Monday-Friday. The Apartment has use of residents lounge with kitchen, games room, library, laundry room and guest suite (charges apply).

## Material Information

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol and Wessex water
- Heating mains electric room heaters
- Sewerage via mains drainage Bristol Wessex water
- Broadband and Mobile signal or coverage via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

### Ground Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 52.3 sq. metres (563.1 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### 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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.