



**Hobbs&Webb**

**STATION ROAD**  
Weston-Super-Mare, BS22 6AF

Price £180,000





Being sold with no onward chain, exclusively for the over 60's, this RARE TWO DOUBLE BEDROOM ground floor apartment conveniently located in the level within a short walk of Worle high street and its associated facilities. The site offers parking for residents, a house manager, care line system, residents lounges, communal gardens, laundry room and mobility vehicle storage. The accommodation briefly comprises entrance hall with large storage cupboard and additional storage cupboard housing the hot water tank, spacious lounge/diner with access to patio area, kitchen, two generous double bedrooms and bathroom with bath and separate shower. We highly recommend an internal viewing to appreciate the space this wonderful retirement flat has to offer.

#### Local Authority

North Somerset 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	83	85
(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	

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

Communal front door to entrance porch and inner door leading to communal entrance hall, with access to the managers office, communal lounge and kitchen. Door to apartment 9.

## Entrance Hall

Coved ceiling, electric wall heater. Airing cupboard providing storage and housing factory insulated hot water tank with immersion heater.

## Walk in Storage cupboard

10'0" x 4'3" (3.05m x 1.30m)

With light and providing a useful storage space.

## Lounge

22'5" x 10'8" (6.83m x 3.25m)

A west facing room to the front of the building, with coved ceiling, Upvc double glazed window to side and Upvc double glazed window and side panel to the front with access to a paved patio area and communal gardens. T.V. satellite and telephone points, electric wall heater, feature fire place with coal effect electric fire with surround mantle and hearth, glazed double doors to.

## Kitchen

7'4" x 8'0" absolute max (2.24m x 2.44m absolute max)

Coved ceiling, Upvc double glazed window to the front, fitted with maple effect units comprising 2 double wall cupboards with lighting under, over extractor unit and 2 display recess's, single bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards

and drawers with granite effect roll edge work tops over. Tiled surrounds, 4 ring electric hob with extractor hood and light over, integrated electric oven, integrated fridge and separate freezer, vinolay flooring.

## Bedroom 1

13'10" x 9'8" (4.22m x 2.95m plus built in wardrobes)

Plus built in wardrobes with mirrored folding doors, coved ceiling, Upvc double glazed window to front, electric wall heater.

## Bedroom 2

15'7" x 9'3" max (4.75m x 2.82m max)

Coved ceiling, Upvc double glazed window to front, electric wall heater.

## Bathroom

7'2" x 6'10" plus shower (2.18m x 2.08m plus shower)

Fitted with a suite of panelled bath, low level W.C., vanity wash hand basin with double cupboard below, shaver light and socket, vanity wall mirror, fully tiled walls, tiled shower cubicle with folding screen and mains mixer shower unit, electric wall heater.

## Outside

Access to small patio area accessed from the lounge and use of extensive communal gardens. Use of parking facility with permit at £250 per year.

## Tenure

Residue of 125 year lease from 01/06/2008 Maintenance £4489.76 per year, ground rent £851 per year next review 2038

Included in the charges:

## PROPERTY DESCRIPTION

- Cleaning of communal windows
- Water rates for the apartments and communal areas
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds, use of laundry and communal lounge
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance.

The service charge does not cover external costs such as your Council Tax, Electricity for the individual apartment, Television, etc.

Note there is a guest suite available to use for a small charge.

### **Material Information.**

Additional information not previously mentioned

- Mains electric supply
- Water metered mains supply Bristol Wessex water
- Heating electric room heaters
- Sewerage via mains drainage Bristol Wessex water
- Broadband via fibre to the property.

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

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

Flood Information:

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







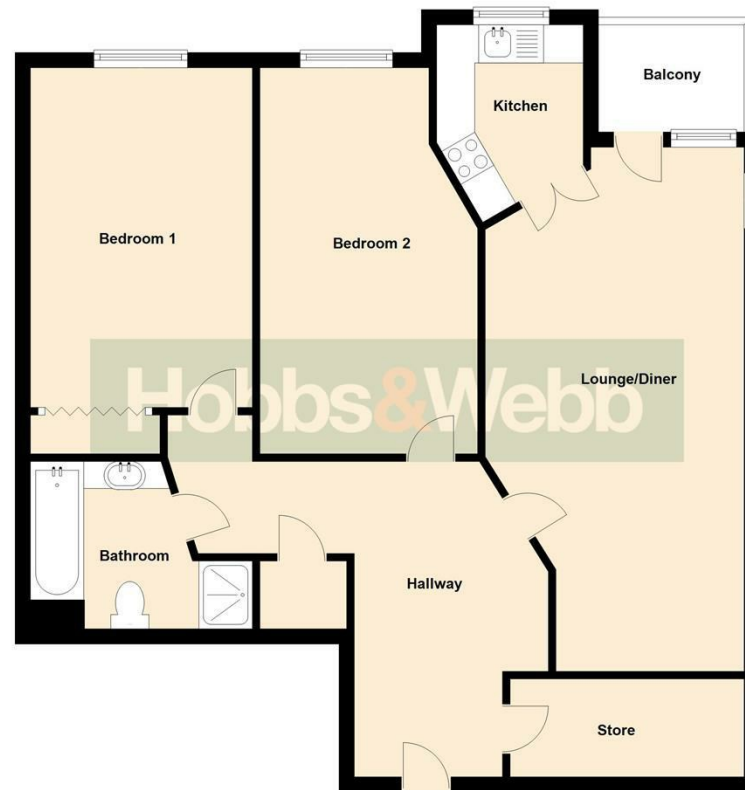








**Ground Floor**  
Approx. 836.0 sq. feet



Total area: approx. 836.0 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 a representation either by the Seller or his Agent Copyright - Hobbs & 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.