

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Eddington Court

£125,000

- * 3rd Floor Retirement Flat
- * Close to Sea Front
- * Lift Access/Communal Gdns
- * 13' Double Bedroom
- * 22' Living Room
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

Position within the building is everything with a purpose built retirement flat and this particular 3rd floor apartment looks across the mature southerly facing communal gardens, from the 22' living room, kitchen and 13' double bedroom. Eddington Court is a lovely place to retire to, with all of the facilities and safety features you would expect, tucked away and yet in very close proximity to the Sea Front, Promenade, Beach Lawns and town shopping facilities. This particular property is in beautiful condition with a very light and airy feel courtesy of the principal rooms enjoying a westerly aspect. There is a 24 hour pull cord system, lift access to all floors, communal and visitor parking. Offered too with 'no onward chain'.

Accommodation

Entrance

Communal entrance with intercom opening to an impressive foyer and communal lounge for social gathering. Lift or stairs to the 3rd floor, door opening into

Entrance Hall

Useful large built-in cupboard with light, measuring 4'6" x 4' approximately. Coved ceiling, electric storage heater. Additional meter cupboard.



Living Room 22' 9" x 10' 7" (6.93m x 3.22m) maximum. A lovely size westerly facing reception room, with space for lounge and dining facility, with a double glazed window looking across the southerly facing communal gardens below. Fireplace and electric fire with stylish surround. Coved ceiling. Electric heater. TV point. Multi pane glazed double doors to

Kitchen 7' 6" x 7' 1" (2.28m x 2.16m) approximate measurements due to shape of room. Fitted wall and base units, with roll edge work surfaces, sink unit with tiling to splash backs. Integrated oven and hob with cooker hood over. Space for fridge. Double glazed window looking across the southerly facing communal gardens below.

Bedroom 13' 7" x 9' 1" (4.14m x 2.77m) plus fitted mirrored wardrobes to one wall. Coved ceiling, electric heater. Double glazed window looking across the southerly facing communal gardens below.

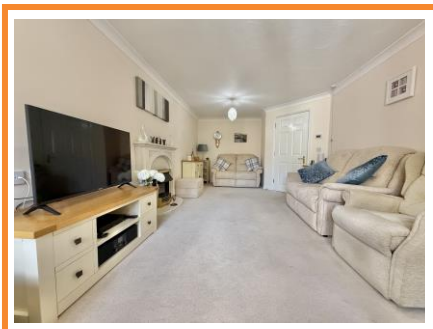
Shower Room 6' 8" x 5' 4" (2.03m x 1.62m)

Good size shower enclosure with mains shower, wash hand basin with cupboard beneath, WC. Heated towel rail, electric heater. Extractor fan.

Outside

There is communal parking facility to the front of the building with additional visitors parking available. There are attractive communal gardens for the residents use to the rear of the building, enjoying a south facing aspect, principally laid to lawn with mature shrubs and trees, plus seating areas.

The energy rating for this property is 'C'.



Tenure

Leasehold. 125 year lease from 2004. We understand that annual maintenance charge is £2301.72, this includes building insurance and water. The annual ground rent is £385, £192.50 paid every 6 months.

Other Material Information

Electric heating and double glazing. Mains water and drainage. Age restriction - single applicants must be 60 years old, if a couple the younger person must be 55 years old. There is a visiting house manager/development manager. 24 Hour emergency call system. Residents lounge and laundry. Games room and guest suite.

Residents Lounge



Communal Gardens



Outlook from Living Room



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

