

STEPHEN & CO.
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**FLAT 2, 12, SHRUBBERY AVENUE,
WESTON-SUPER-MARE, BS23 2JS
£245,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A well presented 2 Bedroom Hall Floor Flat located within a Conservation Area in this popular elevated position about the Town Centre and Sea Front. The property includes gas central heating, double glazing and a south facing balcony overlooking Shrubbery Park with glimpses of Weston Bay. In addition the flat offers original features including high ceilings, ornate coving and window shutters. An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with further door to:-

Lounge:
20' x 15' (6.10m x 4.57m)
An impressive south facing room with a wide bay window and and double doors to a Balcony overlooking Shrubbery Park and with glimpses of Weston Bay. Marble fireplace. Radiator. TV and telephone points. Picture rail and ornate coving.

Inner Hall:
Understairs cupboard. Opening into:-

Kitchen/Diner:
18' x 15' (5.49m x 4.57m)
Fitted with a range of wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer sink unit. Cooker point with extractor hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. 2 radiators. TV point. 'Worcester' gas fired boiler providing central heating and hot water. Ornate coving. Large window with working shutters.

Door from Lounge to:-

Inner Hall:

Bedroom 1:
10'6 x 10'2 max (3.20m x 3.10m max)
excluding door recess. Fitted double wardrobe. 2 radiators.

Bedroom 2:
9'8 x 6'10 (2.95m x 2.08m)
Fitted wardrobe. Linen cupboard. Radiator.

Shower Room:
Double cubicle. Vanity wash basin and low level WC. Tiled splashback. Radiator. Heated towel rail.

Tenure:
Leasehold for an original term of 999 years from 1st January 1987, subject to a £10 Annual Ground Rent.

Service Charge:
£525 per annum at time of inspection

Council Tax:
Band C

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

