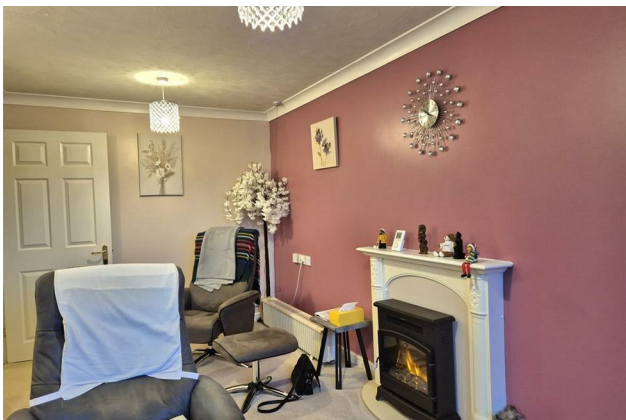


STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**79 EDDINGTON COURT, BEACH ROAD,
WESTON-SUPER-MARE, BS23 1DH**
£97,500



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



Eddington Court is a modern development by McCarthy and Stone situated just off the Sea Front making it well placed for the Beach Lawns, Promenade and Town Centre. A development of Sheltered Apartments for those aged 60 and above. Personal safety features include door entry system, 24 hour Carelink and a House Manager. Additional benefits include Communal Laundry, Guest Suite, Resident's Lounge, Games Room and large Communal Gardens. The apartment is a well presented 1 Bedroom Fourth (top) Floor Flat with double glazed windows. No Onward Chain.

- Accommodation:**
 (with approximate measurements)

Entrance:
 Front door with secure entry system to Communal Hall with lift and internal staircase to Upper Floors. Door to:-

Hall:
 Meter cupboard.

Lounge:
 17'10 x 12'5 max (5.44m x 3.78m max)
 Fire surround with fitted electric fire. TV and telephone points. Double doors to:-

Kitchen:
 7'5 x 5'8 (2.26m x 1.73m)
 Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Space for under counter refrigerator and freezer. Tiled splashback. 'Dimplex' wall heater.

Bedroom:
 13' x 8'9 (3.96m x 2.67m)
 Built-in mirror fronted wardrobes. TV and telephone points.

Shower Room:
 Double cubicle. Vanity wash basin. Low level WC. Tiled splashback. Shaver light and socket. Heated towel rail. 'Dimplex' wall heater. Airing cupboard.

Outside:
 Communal Gardens and Residents' Parking Area.

Council Tax:
 Band B

- Tenure:**
 Leasehold for an original term of 125 years from 1st November 2003, subject to an Annual Ground Rent of £385

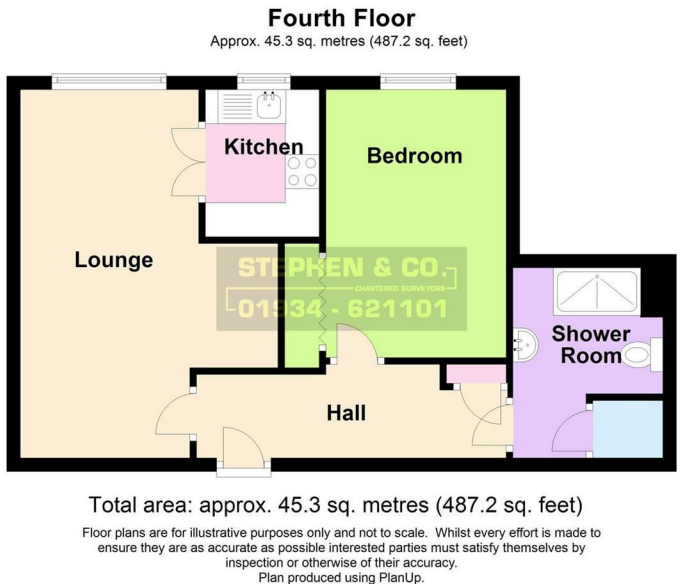
Service Charge:
 £2,301.72 at the time of inspection

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		