

**STEPHEN & CO.**  
CHARTERED SURVEYORS  
**01934 - 621101**

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



**13, VICTORIA COURT,  
PORTISHEAD, BS20 6PL  
£159,950**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
[www.stephenand.co.uk](http://www.stephenand.co.uk)  
[post@stephenand.co.uk](mailto:post@stephenand.co.uk)



**A retirement development for the over 55s situated just off the High Street and well placed for local amenities and shops. Victoria Court is a sheltered housing scheme managed by Alliance Homes built around a landscaped garden area shared by all residents. A 1 Bedroom Ground Floor Apartment with double glazed windows and gas central heating. The property is offered with No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Private Entrance:**  
Front door to:-

**Hall:**  
Radiator. Cloaks cupboard.

**Lounge:**  
16'4 x 10'3 (4.98m x 3.12m)  
Fire surround with electric fire. Radiator. TV and telephone points.

**Kitchen:**  
8'9 x 7' (2.67m x 2.13m)  
Range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit with mixer taps over. Cooker point. Plumbing for a washing machine. Tiled splashback. Pantry cupboard. 'Vaillant' gas fired boiler providing central heating and hot water.  
Radiator.

**Bedroom:**  
12'6 x 10'8 (3.81m x 3.25m)  
Radiator. Telephone point.

**Shower Room:**  
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor fan.

**Outside:**  
Communal Gardens and Residents' Parking Area.

**Tenure:**  
New 99 year lease

**Council Tax:**  
Band B

**Buy Back Scheme:**  
If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An independent valuation by a RICS qualified surveyor will be

carried out to determine the market value. North Somerset Council have the option to purchase the property after a period of 6 months or to defer purchase for a further 6 months. if the property remains unsold.

Estimated Management Charges: £1,389.44 pa

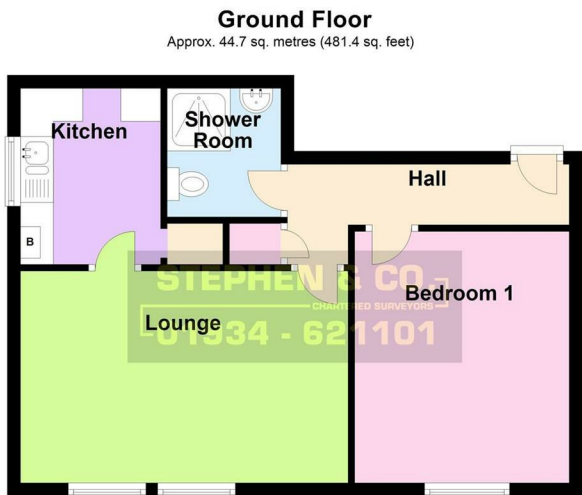
NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.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

**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](http://www.stephenand.co.uk)

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.



Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.

| 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>                            | 72      | 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 |