STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

43 EDDINGTON COURT, BEACH ROAD, WESTON SUPER MARE, BS23 1DH

£179,950

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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The Property Ombudsman

Eddington Court is a modern development built 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, Residents' Lounge, Games Room etc. A 2 Bedroom Second Floor Apartment with a dressing area off the main bedroom, a 'juliet' balcony and glimpses of Weston Bay. The property has double glazing and night storage heating. and is offered with No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Automatic front door with security entry system to Communal Hall with lift and internal staircase to upper floors. Door to:-

Hall:
Cloaks cupboard. Airing cupboard. Meter cupboard. Night storage heater.

Lounge:
16'6" x 11'2" (5.03m x 3.40m)
Dual aspect windows. Night storage heater. TV and telephone points. Double glazed door to 'juliet' Balcony with sea glimpses. Double doors to:-

Kitchen:
9' x 5'8" (2.74m x 1.73m)
Range of 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. Window with sea glimpses.

Bedroom 1:
15'5" x 9'1" (4.70m x 2.77m)
Built-in mirror fronted double wardrobe . Night storage heater. TV Point Dressing Area off 8' x 4'7 (2.44m x 1.40m)

Bedroom 2:
13'5" x 8'0" (4.09m x 2.44m)
Electric heater.

Shower Room:
Double cubicle. Low level WC. Vanity unit with inset wash hand basin. Tiled splashback. Heated towel rail. 'Dimplex' wall heater. Extractor. Shaver light/socket.

Outside:
The property stands in large landscaped Gardens available for communal use with access from the Resident's Lounge. A communal car park is also available.

Tenure:
Leasehold for an original term of 125 years from 1st November 2003, subject to a £450 Annual Ground Rent. We are advised that when the property is sold, the seller has to pay a transfer fee equal to 1% of the sale price plus 1% to the contingency fund.

Service Charge:
£3,665.40 per annum.

Council Tax:
Band C

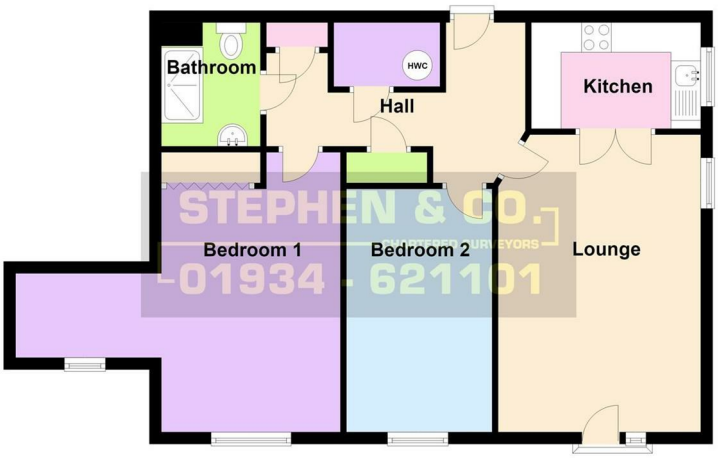
Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

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.

Second Floor
Approx. 65.8 sq. metres (708.6 sq. feet)
(excluding Balcony)



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Total area: approx. 65.8 sq. metres (708.6 sq. feet)

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