STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

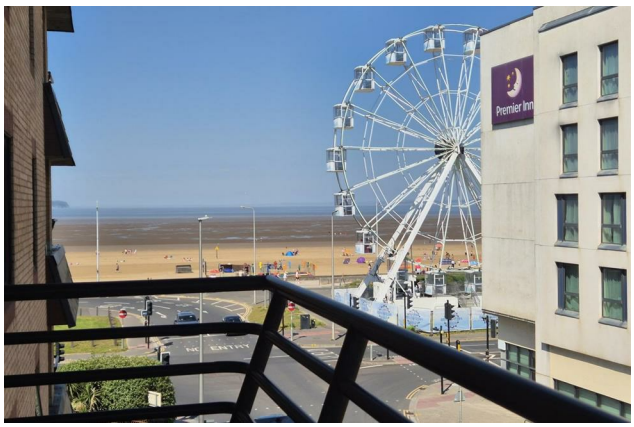
ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



315 CARLTON MANSIONS, BEACH ROAD, WESTON-SUPER-MARE, BS23 1NJ

£149,950





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

The Property Ombudsman

A 2 Bedroom 3rd Floor Apartment with a Balcony with views towards Weston Bay. Carlton Mansions is situated on the Sea Front and well placed for the Town Centre, Railway Station and other amenities. The well presented accommodation includes double glazing, electric heating, new floor coverings and a Parking Space. No Onward Chain.

Entrance:
Front door with secure entry system to Communal Hall with Lifts and Internal Staircase to Upper Floors. Door to:-

Hall:
Airing cupboard with 'Ariston' electric water heater. Cloaks cupboard. Entry phone.

Lounge:/Diner:
23' x 10' max (7.01m x 3.05m max)
2 night storage heaters. TV point. Sliding patio doors to Balcony with views towards Weston Bay.

Kitchen:
11'4 x 7'9 (3.45m x 2.36m)
Range of wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer sink unit. Fitted double oven and 4-ring hob. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Extractor.

Bedroom 1:
12'3 x 11'4 (3.73m x 3.45m)
Range of fitted wardrobes and dressing table. Night storage heater. TV and telephone points.

Bedroom 2:
11'4 x 7'10 max (3.45m x 2.39m max)
Night storage heater.

Shower Room:
Cubicle with a 'Mira' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. 'Dimplex' wall heater. Extractor.

Outside:
Designated Parking Space.

Council Tax:
Band D

Tenure:
Leasehold for an original term of 125 years from 1st December 1990. The freehold is owned by the Management Company and it is possible to extend the lease, subject to associated costs.

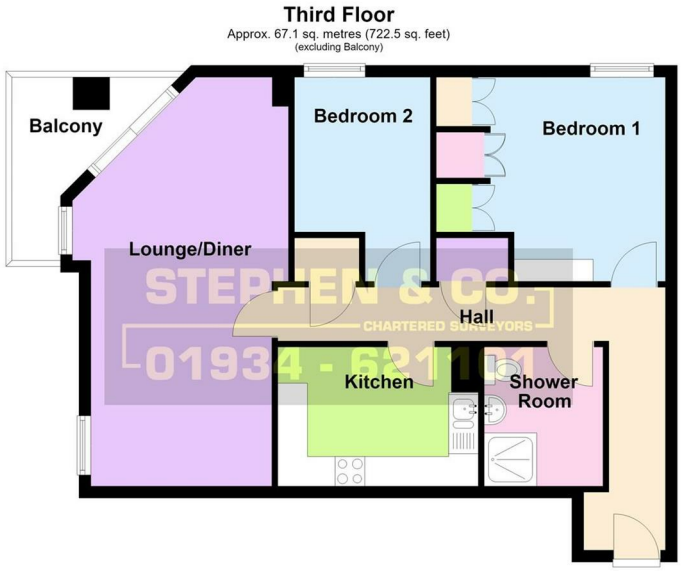
Service Charge:
£3,228.00 per annum at the time of inspection (reviewed annually)

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.



Total area: approx. 67.1 sq. metres (722.5 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.

