

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

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



**17 EDDINGTON COURT, BEACH ROAD,  
WESTON-SUPER-MARE, BS23 1DH  
£185,000**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**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 and large Communal Gardens. A well presented 2 Bedroom Ground Floor Apartment with direct access to the communal gardens, double glazing, and night storage heating, Improvements in 2024 include new flooring, shower and hot water system. No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door with secure entry system to Communal Hall and Residents' Lounge. Door to:-

**Hall:**  
Night storage heater. Airing cupboard with on-demand hot water system (installed 2024) . Cloaks and meter cupboards.

**Lounge/Diner:**  
22'6 x 10'6 max (6.86m x 3.20m max)  
Fire surround with electric fire. 'Dimplex' electric heater. TV and telephone points. Double glazed door to Patio leading to Communal Gardens. Double doors to:-

**Kitchen**  
8'5 x 7'6 max (2.57m x 2.29m max)  
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and 4-ring hob with extractor hood over. Space for fridge/freezer. Tiled splashback. 'Dimplex' wall heater.

**Bedroom 1:**  
15'7 x 9'2 (4.75m x 2.79m)  
Dual aspect windows. Built-in double wardrobe. Night storage heater. TV and telephone point.

**Bedroom 2:**  
13'6 x 9' max (4.11m x 2.74m max)  
Electric heater.

**Shower Room:**  
Refitted with a double shower cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. 'Dimplex' wall heater. Extractor. Frosted window.

**Outside:**  
Communal Gardens and Residents' parking area.

**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:**  
£3,310.80 per annum

**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](http://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

**Consumer Protection from Unfair Trading Regulation**  
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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

