

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**8, VICTORIA COURT,
PORTISHEAD, BS20 6PL**

£139,950



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

A retirement development for the over 55s situated just off the High Street and well placed for local amenities. A well presented 2 Bedroom First Floor Apartment with double glazed windows and gas central heating. The property is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Shared Hall with an internal staircase rising to the First Floor.
Door to:

Hall:

Radiator. Store and cloaks cupboards.

Lounge:

16'2" x 10'0" (4.93 x 3.05)
Radiator. TV & telephone points.

Kitchen:

9'0"x 7'8" (2.74x 2.34)
Refitted with a range of wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted oven and 4-ring induction hob with concealed extractor hood over.Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:

11'9" x 10'2" (3.58 x 3.10)
Radiator. Telephone point. Fitted wardrobes.

Bedroom 2:

8'10" x 5'10" (2.69 x 1.78)
Radiator. Built-in wardrobe cupboard.

Shower Room:

Refitted with a double cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:

Communal gardens and drying area. Residents' undesignated parking area.

Council Tax:

Band B

Tenure:

New 99 year lease

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 an 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

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. 47.1 sq. metres (507.4 sq. feet)

Floor plans are for illustrative purposes only and are 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) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	