STEPHEN & CO.
CHARTERED SURVEYORS
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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

105, CARLTON MANSIONS SOUTH, BEACH ROAD, WESTON-SUPER-MARE, BS23 1SW

£179,950

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

A 2 Bedroom First Floor Apartment with views towards Weston Bay. Carlton Mansions is a gated development situated on the Sea Front and well placed for the Town Centre, Railway Station and other amenities. The property includes double glazing, electric heating and a Parking Space. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Door with secure entry system to Communal Hall with two lifts and internal staircase to Upper Floors. Door to:-

Hall:
Night storage heater. Airing and linen cupboards.

Lounge:
22'3 x 11'7 (6.78m x 3.53m)
Dual aspect windows with views. 2 night storage heaters. TV and telephone points. Sliding patio doors to Balcony with views to Weston Bay.

Kitchen:
10'5 x 8'8 (3.18m x 2.64m)
Range of wall and base units with worksurfaces over with matching splashbacks. Single drainer sink unit. Fitted oven and hob. Plumbing for a washing machine. Integrated refrigerator and freezer. Extractor .

Bedroom 1:
13'9 x 10'2 max (4.19m x 3.10m max)
Fitted wardrobes and dressing table. Night storage heater. Telephone point. Views.

Bedroom 2:
10'2 x 8' (3.10m x 2.44m)
Fitted wardrobe, overbed cupboards and dressing table. Night storage heater.

Dressing Room:
8' x 6' (2.44m x 1.83m)
Fitted wardrobes.

Bathroom;
Panelled bath. low level WC. Pedestal wash basin. Separate cubicle with 'Mira' shower unit. Tiled splashback. 'Dimplex' wall heater. Shaver light. Extractor.

Outside:
Designated Parking Space. Visitors' Parking

Tenure:
Leasehold for an original term of 125 years from 1st December 1990, subject to a £25 Annual Ground Rent

Service Charge:
£3,228.00 per annum

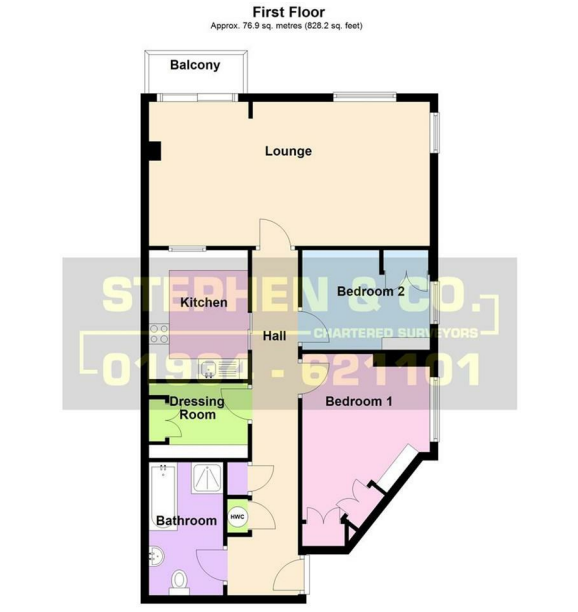
Council Tax:
Band E

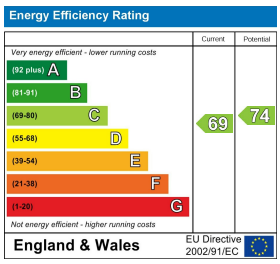
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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. 76.9 sq. metres (828.2 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.