STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT

Established 1928



26, BOURTON MEAD, LONG ASHTON
BRISTOL, BS41 9LZ

£129,950





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

A 2 Bedroom Purpose Built First Floor Apartment for the over 55s with a pleasant southerly aspect to the rear. The property is located in this popular development situated close to the centre of the village, which offers a variety of shops and other amenities. Ashton Court and the City Centre are readily accessible. The property has gas central heating and double glazed windows but would benefit from some modernisation. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Door to Communal Hall shared with one other flat. Internal staircase rising to First Floor. Door to:-

Hall:
Cloaks cupboard. Airing cupboard housing 'Worcester' gas fired boiler providing central heating and hot water. Access to loft space.

Lounge:
16'2 x 10' (4.93m x 3.05m)
Radiator. TV and telephone points. Views to the rear.

Kitchen:
9' x 7'8 (2.74m x 2.34m)
Range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Space for a fridge/freezer. Breakfast bar. Tiled splashback. Radiator. Views to rear.

Bedroom 1:
11'8 x 10' (3.56m x 3.05m)
Radiator.

Bedroom 2:
9' x 8'6 min (2.74m x 2.59m min)
Radiator. Telephone point.

Shower Room:
Cubicle with 'Mira' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Communal Gardens. Residents' Parking Area available on a 'first come-first served' basis.

Tenure:
New 99 year lease.

Council Tax:
Band B

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 a 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: £1,335.36 per annum

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.



