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



**16 TIVOLI HOUSE, BOULEVARD,
WESTON-SUPER-MARE, BS23 1PD
£225,000**



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

A Purpose Built Fourth Floor Apartment in this highly sought after block occupying a level central position conveniently located for the High Street and Sea Front, Railway Station and other amenities. The property enjoys an outlook towards the Boulevard to the front and over Victoria Bowls Club towards Weston Hillside at the rear. Offering spacious accommodation the property includes 2 Bedrooms (1 En Suite), Lounge with Balcony off, gas central heating, double glazing and a Garage. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door with secure entry system to Communal Hall with lift and internal staircase to Upper Floors. Door to:-

Hall:

Radiator. Telephone point. Airing cupboard.

Lounge:

21' x 17' max (6.40m x 5.18m max)

2 radiators. Fire surround with electric fire. TV and telephone points. Sliding patio doors to south and west facing Balcony looking towards the Boulevard.

Kitchen:

12'6" x 10' (3.81m x 3.05m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with concealed extractor hood over. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:

16' x 10'9" (4.88m x 3.28m)

Radiator. Telephone point. Door to:-

En Suite:

Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Tiled splashback. Radiator. Shaver light/socket.

Bedroom 2:

13' x 7'6" (3.96m x 2.29m)

Radiator. Fitted wardrobe.

Shower Room:

Shower cubicle. Low level WC. Wash basin. Tiled splashback.

Outside:

Garage with up and over door. Visitors' parking.

Council Tax:

Band C

Tenure:

Leasehold for an original term of 999 years from 25th December 1983

Service Charge:

Annual Service Charge of £2,100 to include Ground Rent, Buildings Insurance, Water Rates, Servicing of gas boiler

Broadband & Mobile Coverage

Information on coverage is available at ofcom.org.uk

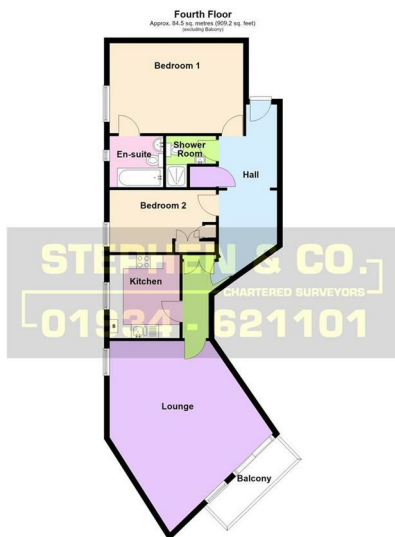
Data Protection:

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. 84.5 sq. metres (909.2 sq. feet)
Floor plans are for illustrative purposes only and are not to scale. While every effort is made to ensure they are as accurate as possible, we cannot guarantee their accuracy. Please contact us for more information.
Plan produced using Planity.