



 **2**  
Bedrooms

 **1**  
Bathroom



This purpose built 1st floor retirement flat is offered with no onward chain and briefly comprises: communal entrance hall with lift access to all floors, lounge/diner, kitchen, 2 bedrooms and bathroom. There is communal residents lounge, gardens and parking. Located just off the sea front the property is handy for Weston Super Mare town centre.

We are advised by the seller; the property is Leasehold and there is a management company in place. The lease is dated 01.11.2003 for a term of 125 years and has a balance of 106 years remaining. There is a service charge of £2551.00 per annum which is payable monthly. The occupier of the property must be over 60, or where one resident is over the age of 60, the other must be over the age of 55. Pets are allowed with the landlords written consent. The property can be sub let subject to the age limits above and providing the occupier is capable of maintaining an independent and active lifestyle taking full advantage of the facilities offered on the estate.

The added benefit here is that there is no ground rent payable making a saving of £450.00 per year!

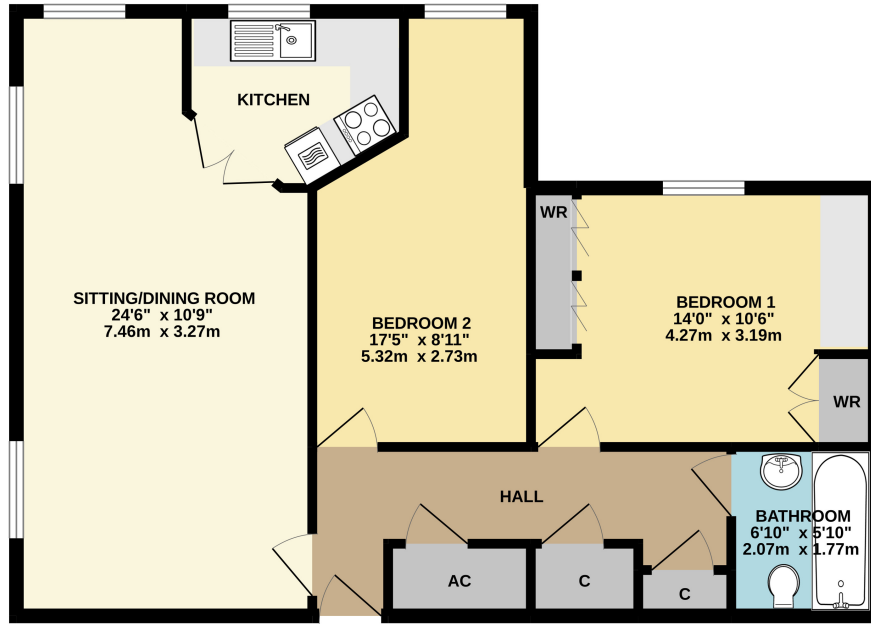


- Retirement Flat
- First Floor With Lift
- 2 Bedrooms
- Communal Parking & Gardens
- EPC Rating B Council Tax C
- No Onward Chain





FIRST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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