



 **2**
Bedrooms

 **1**
Bathroom



We are delighted to offer this purpose built retirement flat with south facing lounge and sun balcony overlooking the communal gardens. Offered for sale with no onward chain and benefitting from a lift service the accommodation briefly comprises; communal entrance with residents lounge, private hall, lounge, kitchen, 2 bedrooms and shower room. There is also a ground floor laundry room and guests suite. A residents manager is on site plus there is a 24 hour call system. Outside there are well maintained communal gardens plus ample parking. The property is positioned behind The Grand Atlantic Hotel and set back from Weston sea front and promenade. The shops in the town centre and railway station are both within easy reach.

AGENTS NOTE AND TENURE: We are advised by the sellers that the property is Leasehold. There is a 125 year Lease for the property with a balance of 105 years remaining on the same.



Permission must be sought from the Management Company/Landord to sublet the property or keep pets at the property. There is an age restriction of 60 years and over however there is a joint age limit of 55 years of age or such other combined age as the landlord may in their discretion permit.

Further Terms of Lease that the sellers have made aware of there can be no parking of motorhomes or caravans at the property and occupants must be capable of independent living.

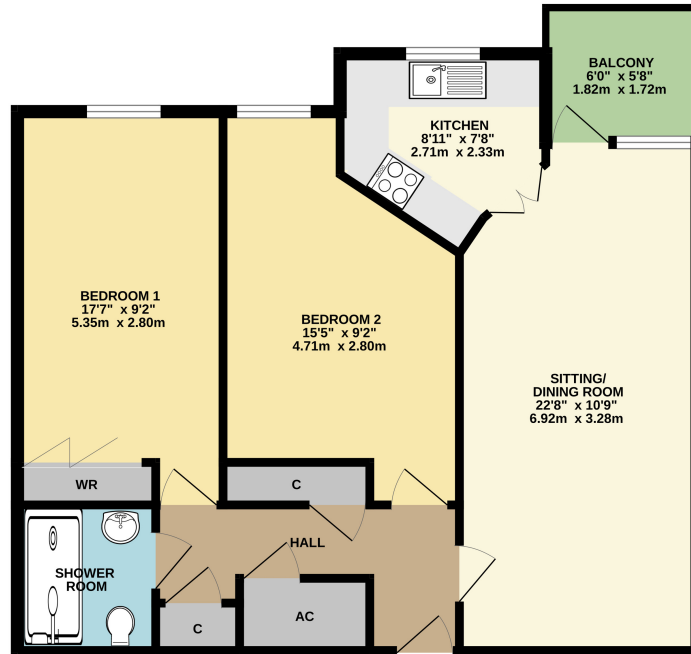
Kingsdale Group Ltd are the Management Company. Maintenance fees from 1/9/2022 are set at £2806.32 per annum. These charges include maintenance of all communal areas inside, all grounds and gardens also outside of the building, sewerage and water rates, buildings insurance, maintenance of lift and repairs.

- Great Location Off Sea Front
- Lounge with Balcony Off
- Council Tax Band C & EPC Rating B
- Ample Parking
- Lift Service
- No Onward Chain!

01934 614893




GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Miroplan v2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Eddington Court, BS23

