

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT

Established 1928



**FLAT 6, 16 HANS PRICE CLOSE,
WESTON-SUPER-MARE, BS23 1NG
£140,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



******NO ONWARD CHAIN**** Located in a central position well placed for the Town Centre, Sea Front and other amenities. An immaculately presented 2 Bedroom First Floor Flat converted from the former general hospital with electric heating, double glazed sash windows and a parking space. ****OFFERED WITH NO ONWARD CHAIN******

Accommodation:

(with approximate measurements)

Entrance:

Front door with security entry system to Communal Hall with internal staircase to First Floor. Door to:-

Hall:

Night storage heater. Entry phone. Airing cupboard.

Lounge:

16' x 12' (4.88m x 3.66m)
Night storage heater. TV point.

Kitchen:

9'10 x 8'10 (3.00m x 2.69m)
Fitted with a range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer sink unit. Fitted oven and 4-ring hob with concealed extractor hood over. Integrated fridge/freezer. Plumbing for a washing machine. Tiled splashback.

Bedroom 1:

16' x 8'5 (4.88m x 2.57m)
Range of fitted wardrobes with over-bed cupboards and dressing table. TV point. Electric panel heater.

Bedroom 2:

13'4 x 7' (4.06m x 2.13m)
Electric panel heater.

Shower Room:

Double cubicle with 'Triton' shower unit. Vanity wash basin and low level WC. Heated towel rail. 'Dimplex wall heater. Tiled splashback. Fitted mirror. Extractor.

Outside:

Communal Gardens. Designated parking space and visitors parking.

Tenure:

Leasehold for an original term of 999 years from 1st January 1997

Service Charge:

Currently £110 per month.

Council Tax:

Band C

NB.

Under the terms of the lease the property cannot be let and pets are not allowed.

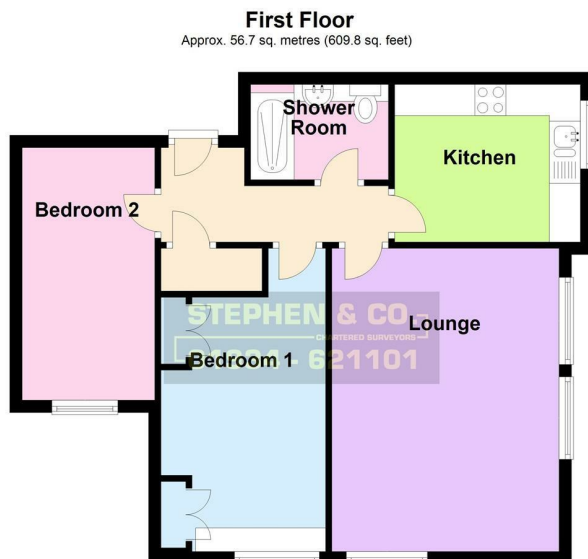
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Anti-Money Laundering

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

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First Floor
Approx. 56.7 sq. metres (609.8 sq. feet)

Total area: approx. 56.7 sq. metres (609.8 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	