

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**FLAT 11, LEAWOOD COURT,,  
WESTON-SUPER-MARE, BS23 2HD**

**£95,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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[post@stephenand.co.uk](mailto:post@stephenand.co.uk)



**Located in an elevated position close to the Sea Front, Marine Lake and Prince Consort Gardens. A 2 Bedroom Second Floor Flat with electric heating and double glazing.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

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

**Lounge/Kitchen:**

16'2 x 15'2 narrowing to 9' (4.93m x 4.62m narrowing to 2.74m)

L-shaped. Kitchen area with wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit with mixer taps over. Fitted oven and hob with extractor hood over. Space for a fridge/freezer. Night storage heater. TV point.

**Inner Hall:**

Store cupboard with plumbing for a washing machine.

**Bedroom 1:**

13'9 x 9'3 (4.19m x 2.82m)

Night storage heater.

**Bathroom:**

Paneled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Electric wall heater. Shaver light/socket. Extractor.

**Bedroom 2:**

8'7 x 7'3 (2.62m x 2.21m)

Night storage heater.

**Outside:**

Communal parking area limited to a maximum of 1 car per flat). Communal Gardens.

**Tenure:**

Leasehold for an original term of 999 years from 25th March 1973, subject to a £10 Annual Ground Rent.

**Management Charges:**

£1,000 per annum plus approximately £250 towards buildings insurance.

**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](http://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

**Consumer Protection from Unfair Trading Regulation**

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

**Second Floor**

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 42.6 sq. metres (458.3 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			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	