

STEPHEN & CO.
CHARTERED SURVEYORS
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**23, LAWRENCE MEWS, WORLE,
WESTON-SUPER-MARE, BS22 6TN
£119,950**



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Occupying a convenient location with gated access to Worle High Street. A Purpose Built 2 Bedroom Ground Floor Sheltered Apartment with gas central heating and double glazing. The property forms part of this sought after development of Sheltered Apartments for the over 55s. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Private Entrance with front door to:-

Hall:

Radiator. Store cupboard.

Lounge:

16'3 x 9'9 (4.95m x 2.97m)

Fire surround with fitted electric fire. Radiator. TV and telephone points.

Kitchen:

9'4 x 8'7 (2.84m x 2.62m)

Range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit with mixer taps over. Cooker point with extractor hood over. Plumbing for a washing machine. Tiled splashback. Radiator. Pantry cupboard. 'Vaillant' gas fired boiler providing central heating and hot water.

Bedroom 1:

11'6 x 9'9 (3.51m x 2.97m)

Radiator. Telephone point.

Bedroom 2:

7'8 x 5'10 (2.34m x 1.78m)

Radiator.

Shower Room:

Corner cubicle. Vanity wash basin. Low level WC. Tiled splashback. Heated towel rail. Extractor.

Outside:

Communal Gardens and Parking area.

Tenure:

New 99 year lease.

Council Tax:

Band B

Buy Back Scheme:

If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An

independent valuation by a RICS qualified surveyor will be carried out to determine the market value. If the property is not sold within the first 6 months, North Somerset Council will buy back at the valuation figure less 10%.

Management Charges: £1 052.00 per annum

NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

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

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.

