



Hobbs & Webb

BEACH ROAD
Weston-super-Mare, BS23 1DH
Asking Price £100,000



NO CHAIN A One Bedroom purpose built ground floor retirement apartment at Eddington Court. The accommodation is situated just off the Sea Front and is very well located for the Town Centre and other local amenities, and a local bus stop located at the end of the road. The apartment has a large lounge/diner with a door that leads you to a patio area, with well-tamed shrubbery to privatise your space. This popular McCarthy & Stone development benefits from double glazing, lift service, laundry room, communal living space, guest accommodation, communal gardens, & parking. The apartments are managed by a House Manager, 5 days a week and has a 24 hours careline call system.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Communal Entrance

Entry Phone System, internal stairs or lift to all floors. Building contains communal lounges, and laundry room on ground level.

Entrance Hallway

0'0" x 0'0" (0.00 x 0.00)

Coved ceiling, with entrance System. Airing cupboard on the right, with a water heating tank. Three other doors to lead you into lounge, bedroom and bathroom.

Lounge/Diner

17'0" x 11'0" (5.18 x 3.35)

Coved ceiling, night storage heater, TV access point, cupboard to the right housing electrical meters. UPVC double glazed window, and glass door to a south facing patio at the front of the court.

Kitchen

9'0" x 5'8" (2.74 x 1.73)

Coved ceilings, UPVC double glazed window facing south, single drainer stainless steel sink not with storage underneath. Four ringed electric hob with extractor fan hood and integrated electrical oven. Range of base cupboards and drawers with rolled edged work tops and half tiled surrounding for splash back and vinyl flooring.

Bedroom 1

17'0" x 8'0" (5.18 x 2.44)

Large double bedroom, with built-in wardrobe with foldable mirror doors. Coved bedroom ceiling, with UPVC window south facing. TV Point, and electric night heat storage.

Bathroom

6'0" x 5'0" (1.83 x 1.52)

Coved ceiling with floor to ceiling pattern tiles throughout. Fitted white suite. walk in cubical, with electric shower and built in extractor fan . White rounded hand wash basin under mirror with cupboard storage underneath and opposite a low level W/C, electrical towel rail heater.

Outside

Patio space with green shrubbery privatising the surrounding.

Use of Communal Gardens, and parking on first come, first serve basis.

Tenure

Leasehold 125 year lease from 1/11/2003 Annual ground rent of £450 and maintenance charge of £1860.40, the water and sewage charges are included within the maintenance fee.

Agent Notes

The House Manager is on site between 9am - 5pm Monday - Friday. The Building has communal lounges, kitchens, laundry room, library and guest suite (Charges apply).

There is an age restriction - single person must be aged 60 years or over and in the case of a couple, the younger person must be at least 55 years old.

We are advised by the sellers that when the property is sold, the seller has to pay a transfer fee of equal to 1% of the agreed sale price together with 1% to the contingency fund.

Material Information.

Additional information not previously mentioned

- Mains electric,
- Water via mains water supply
- Heating via electric room heaters
- Sewerage is via mains drainage
- Flooding The property has not flooded in the last 5 years
- Broadband is via fibre to the cabinet.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

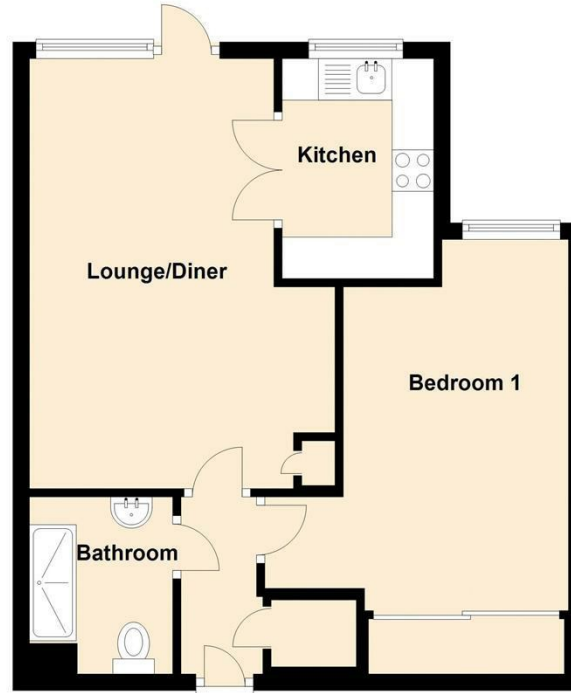
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 43.2 sq. metres (465.5 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.