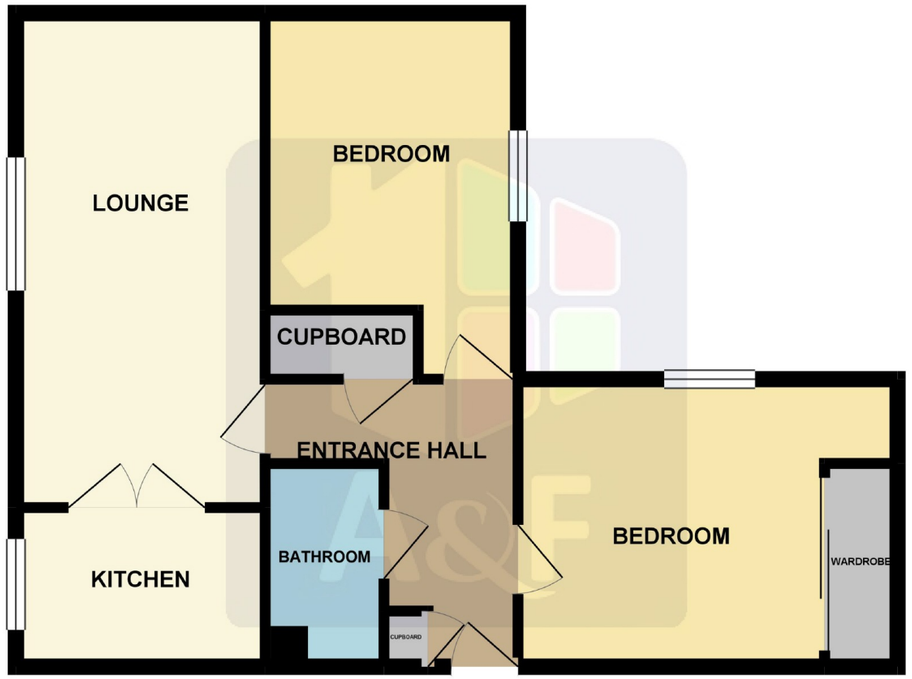
GROUND FLOOR 52.96 sq. m.
(570.05 sq. ft.)



TOTAL FLOOR AREA : 52.96 sq. m. (570.05 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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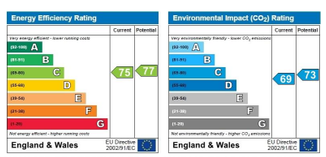

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.
For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - http://www.legislation.gov.uk/uksi/2008/12277/contents/made

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51 Eddington Crt, 30 Beach Rd, Weston-s-Mare, North Somerset, BS23 1DH

SITUATION
A purpose built 2nd floor retirement apartment which was built by McCarthy & Stone situated just off the seafront and within a short walk of the town centre.

THE COMPLEX:
The development of retirement apartments are for those aged 60 or above benefits from a 24 hour Careline system, a door entry system, a house manager, a lift to all floors and internal stairs. The apartment enjoys the use of communal facilities to include residents lounge and kitchen area, laundry room, refuse room, family room & guest suite.

THE PROPERTY
The property comprises of entrance hall, lounge, kitchen, 2 bedrooms and bathroom . Additional benefits are double glazing, communal gardens and a parking facility.

ENTRANCE HALL
Storage cupboard with meters, 'Tunstall' door entry system, storage heater, smoke detector and large storage cupboard

LOUNGE 3.23m x 5.60m Max (10'7" x 18'4" Max)
Carpeted, electric heater, TV point, PVC window with aspect to the side and glass panelled double doors leading to the kitchen.

KITCHEN 2.73m x 1.74m Max (8'11" x 5'9" Max)
A range of floor and wall units with a laminated worktop, a tiled splashback, a dimplex wall heater, an electric hob and extractor fan, stainless steel sink unit and drainer and a uPVC window with aspect to the side.

BEDROOM 3.13m x 4.25m Max (10'3" x 13'11" Max)
Carpeted, electrical radiator, glass mirrored wardrobes, shelving unit, TV point, telephone point and uPVC window with aspect over the garden.

BEDROOM 2.76m x 3.27m Max (9'1" x 10'9" Max)
Carpeted, Several electrical points and uPVC window with aspect to the side.

BATHROOM 2.80m x1.70m Max (9'2" x 5'7" Max)
Low level WC, vanity hand wash basin and panelled bath with push button alarm, fully tiled, mirror with light and shaving point, dimplex wall mounted heater and towel rail

OUTSIDE
To the rear and side of the property are very well maintained communal gardens with a secure gate which allows access to the town. To the front of the property is a parking facility to be used by the residence.

ENERGY PERFORMANCE RATING:
C75

SERVICES
Mains drainage, electric and water are connected

TENURE:
Leasehold for an original term of 125 years from 1st November 2003.
Annual Ground Rent: £385 p.a.
Service Charge: £1,218 p.a.

OUTGOINGS
North Somerset Council. Tax band - C
£1,551.44 for 2019/20

NOTES TO NEW OWNERS/ OCCPUIERS:
+ Smoking is NOT permitted in the Complex
+ Pets may be allowed by strict permission of the Management Company
+ Mobility Scooters may be allowed by strict permission of the Management Company
+ Owners/Occupiers must be of a mobile and active disposition
+ Owners/Occupiers are to be 65 years of age or over. In the case of a couple, where one party is 65yrs, the younger must be over 55yrs.

Details by: PW

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