

31 Eddington Court

30 Beach Road, Weston-Super-Mare, North Somerset, BS23 1DH



PRICE: Guide Price £150,000

Lease: 125 years from 2003

Property Description:

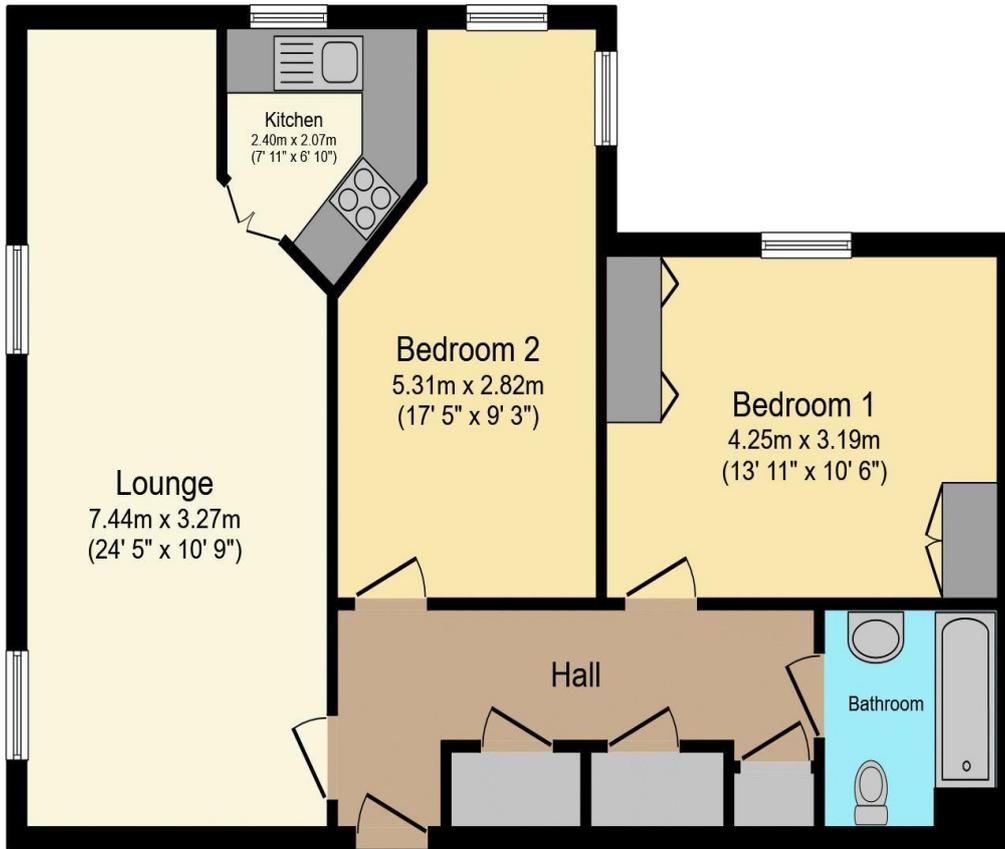
A TWO BEDROOM FRIST FLOOR RETIREMENT APARTMENT **GROUND RENT FREE**

Eddington Court was constructed by retirement specialists McCarthy & Stone in 2003 and offers 78 apartments, The development is conveniently positioned just back from the sea front and close to the Beach Lawns, Promenade and Town Centre amenities. An onsite Manager can be contacted from various points within each property in the case of an emergency and when off duty, there is a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 60 years and in the event of a couple one over 60 and the other over 55 years. . Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Close to Sea Front, Promenade and Town Centre
- Residents' Lounge and Laundry
- Games Room and Guest Suite
- Well maintained Communal Gardens
- Lift to all floors
- Development Manager
- Residents' Car Park
- 125 years form 2003
- 24 hour emergency call system



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 69.2 m² (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For Financial Year Ending:

31.09.24

Annual Ground Rent:

£N/A

Ground Rent Period Review:

TBC

Annual Service Charge:

£TBC

Council Tax Band:

C

Event Fees:

**0.5% Transfer
0% Contingency**

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.