





A purpose built top floor retirement flat exclusively for the over 55's, with unobstructed panoramic views across Weston Seafront. The property benefits a lift service, communal gardens and parking, a residents lounge, a laundry room and visitors suite. This property is situated right on the seafront of Weston-super-Mare with the town center nearby.

MONTHLY SERVICE CHARGE: £300.19

SERVICE CHARGE PERIOD: 1 April 2024 – 31 March 2025

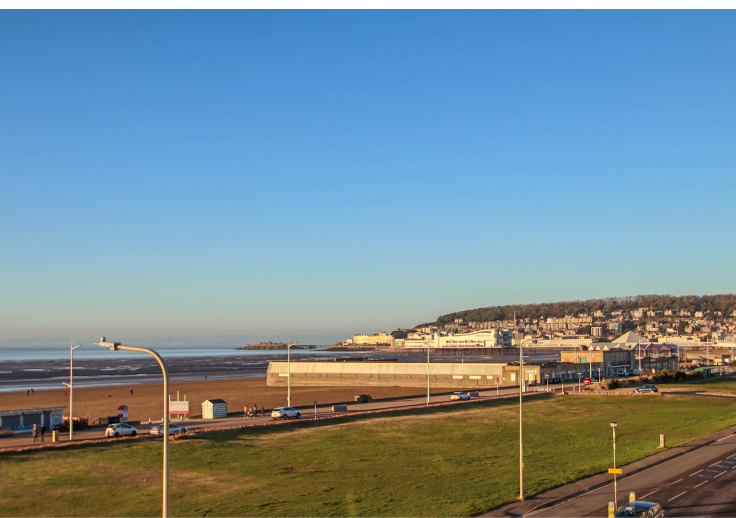
6 MONTH GROUND RENT: £199.50

GROUND RENT DUE FOR REVIEW: 01/01/2032

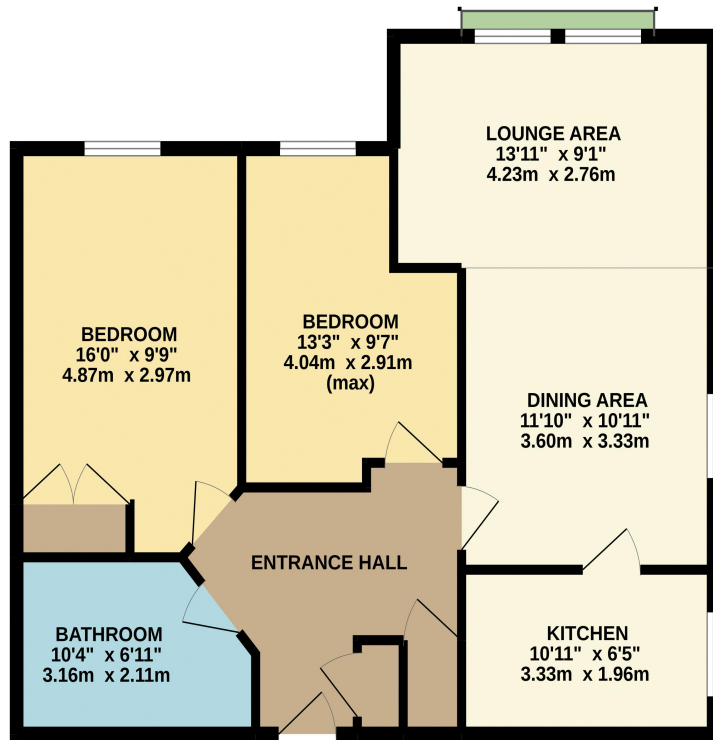
LENGTH OF LEASE: 125 Years from 01/01/2007

RESALE FEES: 1% to Reserve Fund and 1% to Landlord

- **Top Floor Retirement Flat**
- **Amazing Sea Views**
- **2 Bedrooms**
- **EPC Rating C & Council Tax Band E**
- **Visitors Suite**
- **No Onward Chain!**



GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

