

TAMAR COURT TAMAR ROAD

Weston-Super-Mare, BS22 6BU

Price £105,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Shared Ownership – Older Persons Scheme for over 55s.

A bright and spacious two-bedroom apartment at Tamar Court, Weston-super-Mare - available through Shared Ownership for those aged 55 and over.

Situated on the first floor, this well-presented apartment offers a welcoming entrance hallway, a generous living room, fully fitted kitchen, two comfortable bedrooms and a wet room. The property also benefits from available resident's parking on a first come first serve basis.

Tamar Court is a stylish and thoughtfully designed older persons' village, offering a range of excellent communal facilities designed to encourage relaxation, socialising and independent living. Residents can enjoy an on-site communal dining room, pamper room, assisted spa bathroom, beautifully maintained relaxation garden and three inviting communal lounges. For added peace of mind, the apartments benefit from a video entry system, while sophisticated fire and smoke detection systems are installed throughout the homes and communal areas.

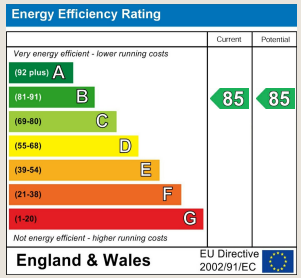
Designed by Alliance Homes with energy efficiency in mind, each property has been built to help reduce energy consumption and keep utility costs manageable. The apartment has its own electricity meter, giving you complete control over your energy usage and expenditure.

Situation

100 metres - Convenience Shop
0.14 miles - Bus Stop
0.19 miles - Worle Recreational Ground
0.31 miles - Worle High Street
1.03 miles - Junction 21 of the M5
2.85 miles - Weston-super-Mare Sea Front
All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
Tenure: Leasehold
EPC Rating: B













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Hallway

11'6" x 6'9" (3.51m x 2.06m)
Apartment front door opening into the hallway, intercom and pull cord system, thermostat controls, storage cupboard housing the boiler, additional storage cupboard, underfloor heating, doors to;

Living Room

21'3" x 10'5" (6.48m x 3.18m)
Double glazed window to rear, electric radiator, thermostat controls, television and telephone point, storage cupboard, underfloor heating, storage cupboard, double glazed door opening to the balcony, and archway to;

Kitchen

11'7" x 7'0" (3.53m x 2.13m)
Internal glazed window, the kitchen comprises of a range of matching eye and base level units with worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, electric hob with extractor over, mid-height oven/microwave combination, built-in fridge/freezer, washer/dryer and slimline dishwasher.

Bedroom 1

14'10" x 9'10" max measurements (4.52m x 3.00m max measurements)
Double glazed window to rear, thermostat, underfloor heating and door to the wet room.

Bedroom 2

11'4" x 7'4" (3.45m x 2.24m)
Double glazed window to rear, thermostat and underfloor heating.

Wet Room

8'4" x 6'6" (2.54m x 1.98m)
Fully tiled walls, suite comprising low level W/C, hand wash basin with taps over and walk-in shower, extractor and shaver point. Accessed via the hallway and bedroom 1.

Resident's Areas

Ground Floor Entrance Lounge
A large and light space, with fantastic floor to ceiling length windows allowing the area to be naturally lit throughout the day, and in turn offers views to the outside. There are numerous seats dotted around so that you can choose your preferred position, and even a piano in the corner if you're feeling inspired! There are W/C facilities adjacent also, for ease and convenience. This room opens to the Communal Dining Room, and otherwise into the main hallway with secure door access.

Communal Dining Room
This lies adjacent to the Ground Floor Communal Lounge. A light area with seating and tables.

Communal Hallway
Accessed via secure doors with access to the pamper room and assisted spa bathroom. Lift and stair access to all floors and doors opening to the Relaxation Garden.

Relaxation Garden
This is a wonderful space, encompassing a wide, winding path down the centre, and with planted areas to the sides housing mature trees and shrubs. It feels tranquil and secure, being surrounded on all sides by the building – Giving complete peace of mind that you are within a controlled space used only by other residents of the building.

Communal Lounge
Three lounges, one situated on each floor. All with soft furnishings and two benefiting from balconies which is a lovely place to relax.

Resident's Recreation Room
This room opens freely from the first floor hallway, and houses multiple

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book shelves with access to books and DVD's. It also has a sofa and a small skittles alley. It is situated in the mezzanine style area above the entrance lounge.

Charges

1 person will be £106.56* per week

2 people will be £186.64* per week

*Estimated figure based on average usage, this can go up or down dependant on energy usage. It is calculated based on the following assumptions - £1.58 Building management System, £11.52 Gas, £8.98 Electric, £4.40 Water, Meals are £11.44 per person per day – 1 person will be charged £184.81 per week for FUT and SC, 2 person will be charged £264.89 per week for FUT and SC

Available for £115,000 for 75% share based on the marketing figure of £153,333.

Monthly rent - £0
Monthly Service Charge - £339.08
Total Monthly Charge - £339.08 plus mortgage required for 75% share.

On certain properties, service charges may be billed in different frequencies. For the purposes of illustration, our advertisement will state the equivalent monthly charge. Where charges are not billed monthly, purchasers will be informed before proceeding.

An annual rent increase takes place every April

Leasehold Information

We have been advised there is the remainder of an 125 year lease which commenced in 2017.

Material Information

We have been advised the following;
Council Tax - B
Agent Note - Please note this property is being sold for a corporate client, not all material information is known. We have not tested any equipment, fixtures and fittings or services and so cannot verify that they are in working order.
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



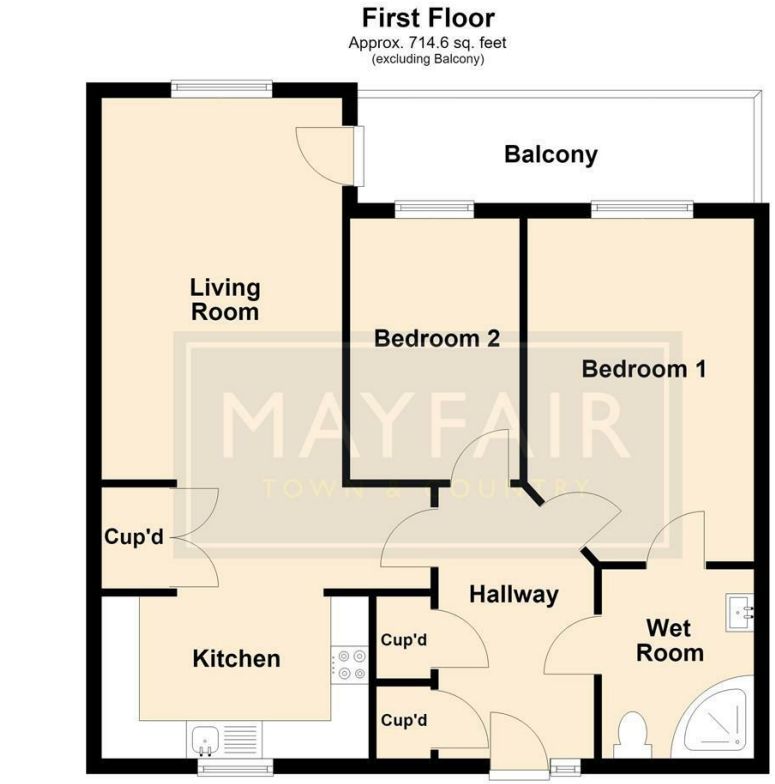


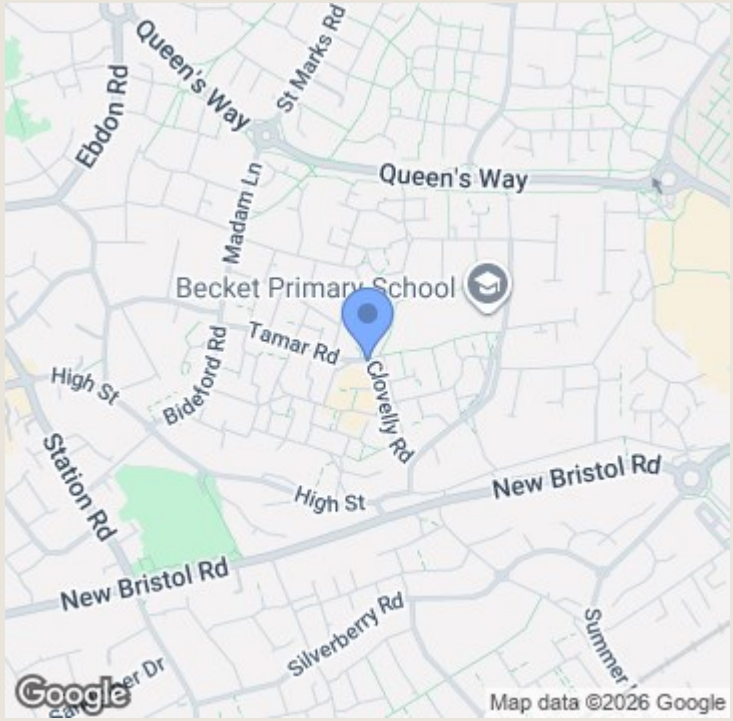












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT