



GIBBINS RICHARDS 
Making home moves happen

Flat 5, Coronation House Parkway, Bridgwater TA6 4RE
£95,000

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A large two double bedroom second floor apartment with dressing room, private balcony and shared balcony to the rear. The accommodation comprises in brief; private entrance hall, sitting room, kitchen, two double bedrooms, dressing room and bathroom. Warmed by electric heating. No onward chain.

Tenure: Leasehold / Energy Rating: E / Council Tax Band: A

The property is located within easy access to local shops and amenities and within a short distance of Bridgwater's town centre. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

TWO DOUBLE BEDROOMS
LARGE SITTING ROOM WITH ACCESS TO PRIVATE BALCONY
MASTER BEDROOM WITH DRESSING ROOM
KITCHEN WITH AMPLE STORAGE CUPBOARDS
BATHROOM
IDEAL FIRST TIME / INVESTMENT PURCHASE
NO ONWARD CHAIN
CLOSE TO LOCAL SHOPS & AMENITIES
ELECTRIC HEATING



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Communal Entrance
Private Entrance Hall

Kitchen

Rear Balcony
Sitting/Dining Room

Front Balcony
Bedroom 1

Dressing Room

Bedroom 2

Bathroom

Outside

AGENTS NOTE

Stairs to:
12' 11" x 2' 11" (3.93m x 0.89m) Doors to all rooms.

Rear aspect window. Fitted with a range of base units. Two storage cupboards. Door to shared balcony.

7' 8" x 6' 0" (2.34m x 1.83m) Storage cupboard.

13' 9" x 12' 11" (4.19m x 3.93m) Front aspect window. Feature fireplace. Door to front balcony.

11' 1" x 5' 1" (3.38m x 1.55m)

15' 3" x 10' 0" (4.64m x 3.05m) Front aspect window. Open access into dressing room.

7' 0" x 3' 5" (2.13m x 1.04m) Front aspect window.

13' 11" x 9' 5" (4.24m x 2.87m) Rear aspect window.

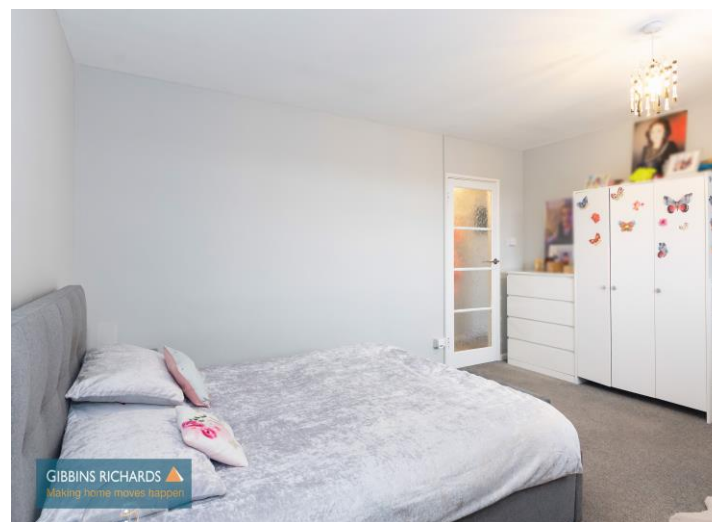
10' 7" x 5' 6" (3.22m x 1.68m) Rear aspect window. Fitted in a three piece suite comprising low level WC, wash hand basin with vanity unit under, bath with overhead electric shower.

There are communal gardens and grounds to this property and there is a highly useful brick built tool shed/dustbin store.

The property is offered for sale on a 'Leasehold' basis, the length of the Lease is 125 years from 14th March 1988. The annual maintenance/service charge is £2,028.12 and the ground rent is £10 per annum. Full terms of the Lease and maintenance charges etc should be sought via your Legal Representative.



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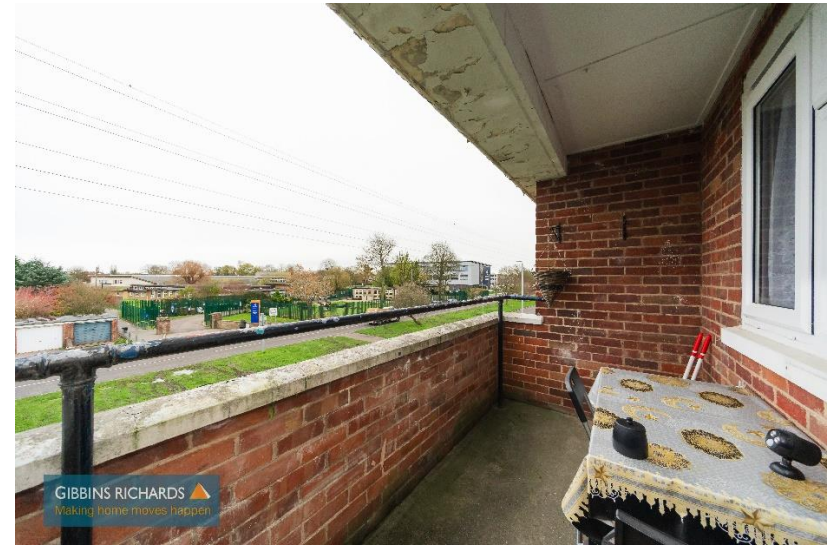


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GROUND FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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