



Flat 39, Saltlands House, Saltlands Avenue, Bridgwater TA6 3JH
£75,000

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A spacious well proportioned one bedroom second floor apartment located within easy walking distance to the town centre. The property offers spacious accommodation which is well presented throughout, fully UPVC double glazed and warmed by mains gas fired central heating. The internal accommodation comprises in brief; entrance hall, spacious sitting/dining room, kitchen, double bedroom, bathroom and private balcony.

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

The property is located within easy access to Bridgwater's town amenities. Bridgwater town itself offers an excellent access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- ONE DOUBLE BEDROOMS
- PRIVATE BALCONY
- RESIDENTS UNALLOCATED PARKING
- WALKING DISTANCE TO THE TOWN CENTRE
- FULL UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL STARTER/INVESTMENT PURCHASE
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN

Communal Entrance Private Entrance Hall	Stairs leading to; Doors to sitting room, bedroom, bathroom and storage cupboard. Door intercom phone. Controls for central heating.
Sitting Room	15' 10" x 11' 5" (4.82m x 3.48m) Rear aspect window. Door onto private balcony area.
Kitchen	9' 11" x 6' 8" (3.02m x 2.03m) Rear aspect window. Wall mounted gas boiler. Fitted with a range of low level units. Stainless steel electric oven with four ring gas hob and extractor fan and light over.
Bedroom	14' 0" x 8' 11" (4.26m x 2.72m) Front aspect window. Built-in storage cupboard.
Bathroom	6' 4" x 4' 11" (1.93m x 1.50m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and bath with shower over. Extractor fan.
Outside	An area of unallocated off street parking. Communal gardens and bin store.
AGENTS NOTE	This property is 'leasehold' with a 125 year Lease commencing on 11th April 1988. We understand that the Service/Maintenance Charges are currently levied at £66.33 per month. We also understand that there is minimal Ground Rent payable further details of this and the Lease can be sought via your legal representative.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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 £40 + VAT (£48) **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.