Apartment 10, Kings Court, George Street, Bridgwater TA6 3FA

£119,950

GIBBINS RICHARDS
Making home moves happen

A well proportioned two bedroom second floor apartment located within the town centre. The accommodation comprises in brief; communal entrance and lobby leading to private entrance hall, open plan lounge/kitchen, two double bedrooms (master with en-suite shower room) and bathroom. The property is warmed by gas central heating.

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

Bridgwater's town centre lies within easy access and 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.

Communal Entrance Lobby	
Entrance Hall	Doors to open plan lounge/kitchen, two bedrooms and bathroom. Storage cupboard.
Open Plan Lounge/Kitchen	14' 0'' x 11' 11'' (4.26m x 3.63m) increasing to 15' 5'' (4.70m) opening to Kitchen. Kitchen Area: Fitted floor and wall cupboards. Integrated electric oven and gas hob, space and plumbing for washing machine. Boiler.
Bedroom 1	8' 6'' x 6' 7'' (2.6m x 2.m) Side aspect window.
En-Suite Shower Room	7' 7'' x 6' 7'' (2.3m x 2.m) (max) Rear aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and shower enclosure.
Bedroom 2	12' 2'' x 8' 6'' (3.7m x 2.6m) Side aspect window.
Bathroom	6' 11'' x 5' 11'' (2.1m x 1.8m) Fitted in a white suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
AGENTS NOTE	This property is Leasehold, with a 999-year lease starting from 24th August 2007. A monthly Service/Maintenance Charge of £140 currently applies. We have been advised that upcoming works are planned for the building, with an estimated additional cost of approximately £2,700 per apartment. Full details of the Lease and management fees etc should be sought via your legal representative.

IDEAL INVESTMENT / FIRST TIME PURCHASE

GAS CENTRAL HEATING

WALKING DISTANCE TO TOWN CENTRE

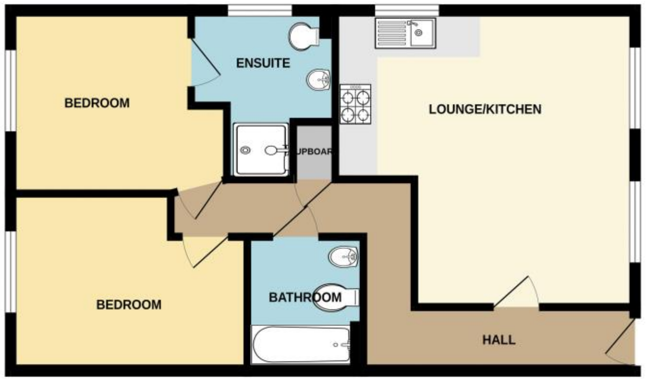
TWO BEDROOMS

EN-SUITE SHOWER ROOM / BATHROOM

NO ONWARD CHAIN

SHARE OF FREEHOLD

2ND FLOOR



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.*

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