



GIBBINS RICHARDS 
Making home moves happen

Flat 1, The Parks, Park Road, Bridgwater TA6 7HS
£199,950

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**** AVAILABLE WITH NO ONWARD CHAIN ****

Situated on the west side of town is this stunning two bedroom ground floor apartment with single garage and off road parking. The accommodation comprises in brief; entrance hall, sitting/dining room, well equipped kitchen, two bedrooms, bathroom and separate WC.

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

The property is located on Bridgwater's favoured west side within close proximity to Haygrove School. Bridgwater's town centre lies within easy walking distance and offers an excellent range of shopping, leisure and financial amenities. Bridgwater town itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
SINGLE GARAGE / OFF ROAD PARKING
GROUND FLOOR APARTMENT
POPULAR WEST SIDE LOCATION
TWO GOOD SIZE BEDROOMS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
LEASEHOLD





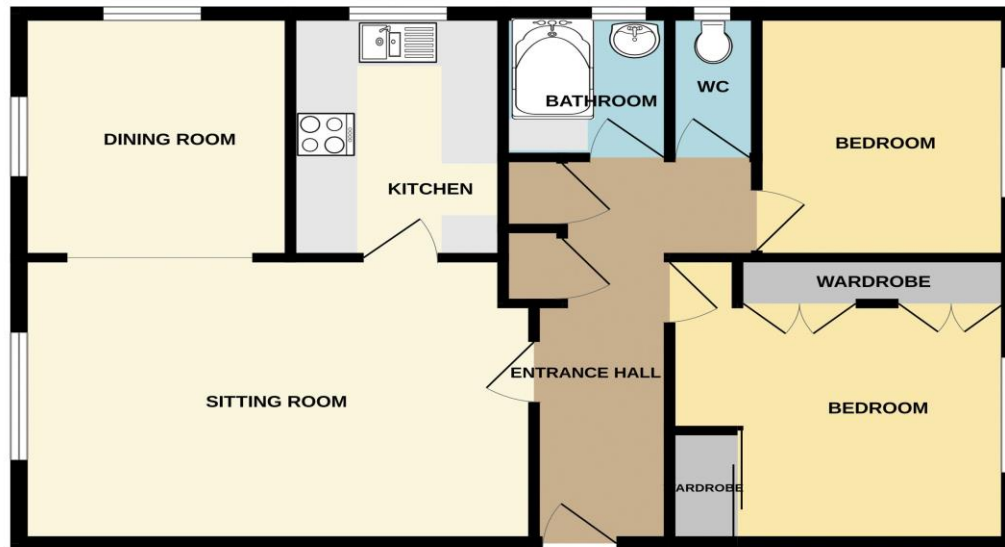
Entrance Hall	Doors to sitting room, two bedrooms, bathroom and separate WC. Storage cupboards.
Bedroom 1	11' 10" x 11' 6" (3.61m x 3.5m) Front aspect window. Built-in wardrobes.
Bedroom 2	10' 1" x 8' 6" (3.08m x 2.60m) Front aspect window.
Bathroom	6' 0" x 5' 7" (1.82m x 1.71m) Side aspect obscure window. Bath and wash hand basin.
WC	6' 0" x 2' 11" (1.82m x 0.9m) Side aspect obscure window. Low level WC.
Sitting Room	17' 5" x 11' 10" (5.30m x 3.61m) Rear aspect window.
Dining Area	10' 2" x 9' 2" (3.09m x 2.79m) Rear and side aspect windows.
Kitchen	10' 2" x 7' 2" (3.09m x 2.19m) Side aspect window. Space and plumbing for washing machine.
Single Garage	With off road parking to the front.

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 31st March 1982. There is an annual Ground Rent & Service/Maintenance Charge which is currently levied at approximately £700.00. Full details of the Lease and charges can be sought via your legal representative.



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 £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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