

LAUREL & WYLDE

E S T A T E A G E N T S



15 Maple Court, Bridgwater, TA6 4YD £115,000

*** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** Modern Ground Floor Apartment *** One Double Bedroom *** Spacious Open-Plan Living Area *** UPVC Double Glazing *** Modern Electric Heating *** Allocated Parking ***

Ground floor apartment located within a sought after development within easy striking distance of Gravity Mega Factory and close to Park & Ride buses into Hinkley Point & close to Bridgwater's hospital and college, and with the benefit of allocated parking and a 965 year lease.

Accommodation

This UPVC double glazed, electrically heated ground floor accommodation briefly comprises: entrance hallway, livingroom which is open-plan to the fitted kitchen, double bedroom and bathroom. Externally, the surrounding gardens are communal as is a bin store. The apartment benefits from an allocated and numbered parking space.

Agents Note

TENURE: Leasehold. 999 year lease with approximately 965 years remaining.

Service Charge: £476.40 per annum.

Location

Bower Manor is a popular development on the Eastern edge of Bridgwater and has a range of local facilities including: Tesco express, Bower Inn and Bridgwater Hospital. The development also offers excellent access to Bridgwater town centre, A39 and M5. Withing easy drive to Gravity Mega Factory in Puriton. Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

Hallway



Living / Dining & Family Room



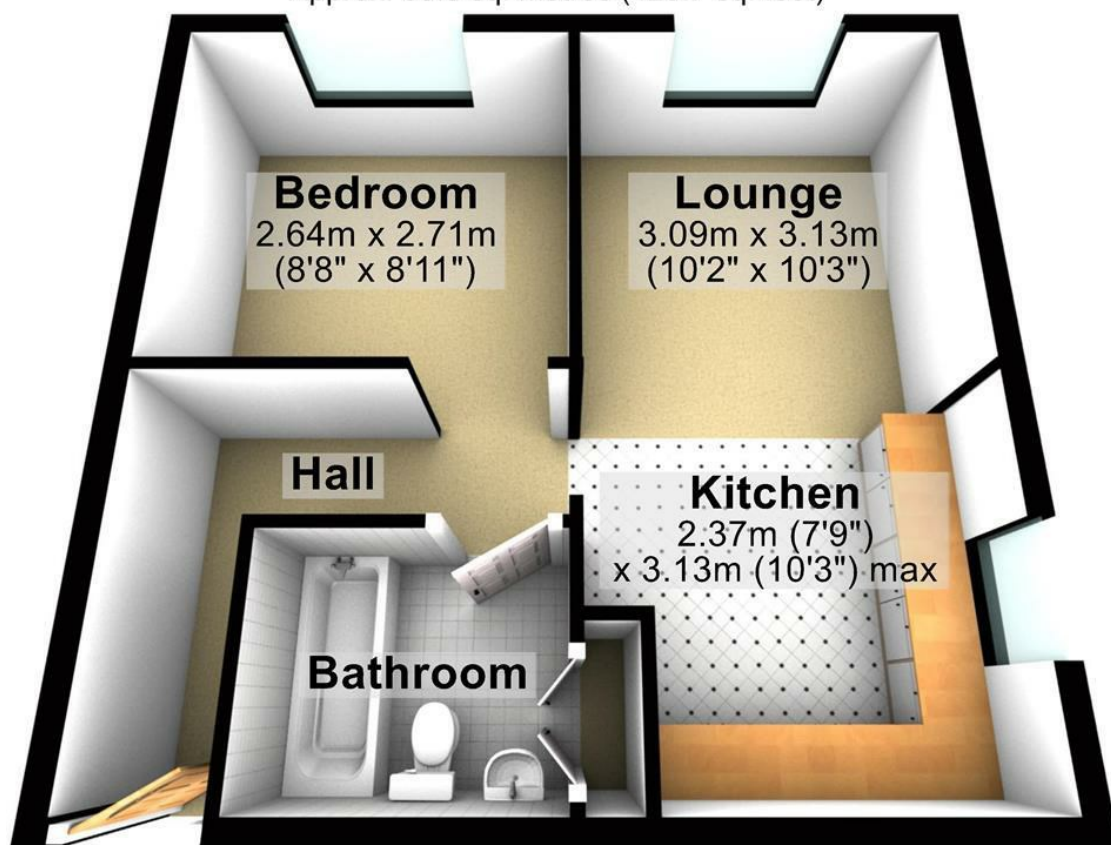


Bedroom



Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 39.9 sq. metres (429.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	