



Flat 3 River Court Highbridge Quay

Highbridge, TA9 3TH

50% Shared Ownership £65,000





# PROPERTY DESCRIPTION

An opportunity to purchase a purpose built two bedroom (master En-suite) first floor flat situated in a convenient location close to Highbridge town centre.

Communal entrance hall\* entrance hall\* lounge/diner\* well appointed kitchen\* two double bedrooms\* master en-suite shower room\* bathroom\* allocated parking for one vehicle\* electric heating\* double glazed windows.

## Local Authority

Sedgemoor Council Tax Band: A

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



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## Accommodation (Measurements are approximate)

Door to the communal entrance hall with stairs rising to the first floor landing. Door to

### Entrance Hall

Security entry phone entry system, clothes cupboard, airing cupboard, electric panel heater.

### Lounge/Diner

16'6" x 17'3" (5.03 x 5.26)

Night storage heater, upvc double glazed window to front

### Kitchen

8'5" x 8'0" (2.59 x 2.44)

Fitted with a modern range of wall and floor units to incorporate single sink drainer unit, integrated oven, hob with extractor fan over, plumbing for automatic washing machine, unit under lighters, space for fridge/freezer.

### Bedroom

14'2" narrowing to 10'9" x 9'9" (4.32 narrowing to 3.29 x 2.99 )

Electric panel heater, upvc double glazed window to rear.

### En-suite Shower Room

Comprising shower cubicle, close coupled w.c, pedestal wash hand basin, light/shaver point, electric panel heater.

### Bedroom

12'10" x 7'7" (3.93 x 2.32)

Upvc double glazed window to front, electric panel heater.

## Bathroom

8'2" x 5'11" (2.51 x 1.82)

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled w.c, light/shaver point, extractor fan, electric panel heater.

## Outside

A short distance from the property is the allocated parking space for one vehicle.

## Tenure

Leasehold

99 years from 1st April 2006.

Service Charge (£81.56)

Ground Rent (£12.50)

Management Charge (£15.00)

Sinking Fund (£20.83)

## Agents Note

This property is owned by an employee of Berrymans Estate Agents.

## Description

This first floor apartment briefly comprises entrance hall, good sized lounge/diner, well appointed kitchen, two double bedrooms with the master having an en-suite shower room and family bathroom.

## PROPERTY DESCRIPTION

There is an entry phone security system and allocated off street parking for one vehicle.

The property is offered in good order throughout and a early applicant to view is strongly recommended by the Vendors selling agents,

### Directions

From the junction 22 roundabout take a left turn towards Highbridge and continue along the A38. At the next roundabout proceed along the A38 (Church Street) to the next roundabout at the junction with Market Street. Proceed straight across taking the first left into Highbridge Quay. Proceed down Highbridge Quay and River Court will be found on the left hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric heating
- Mains Drainage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

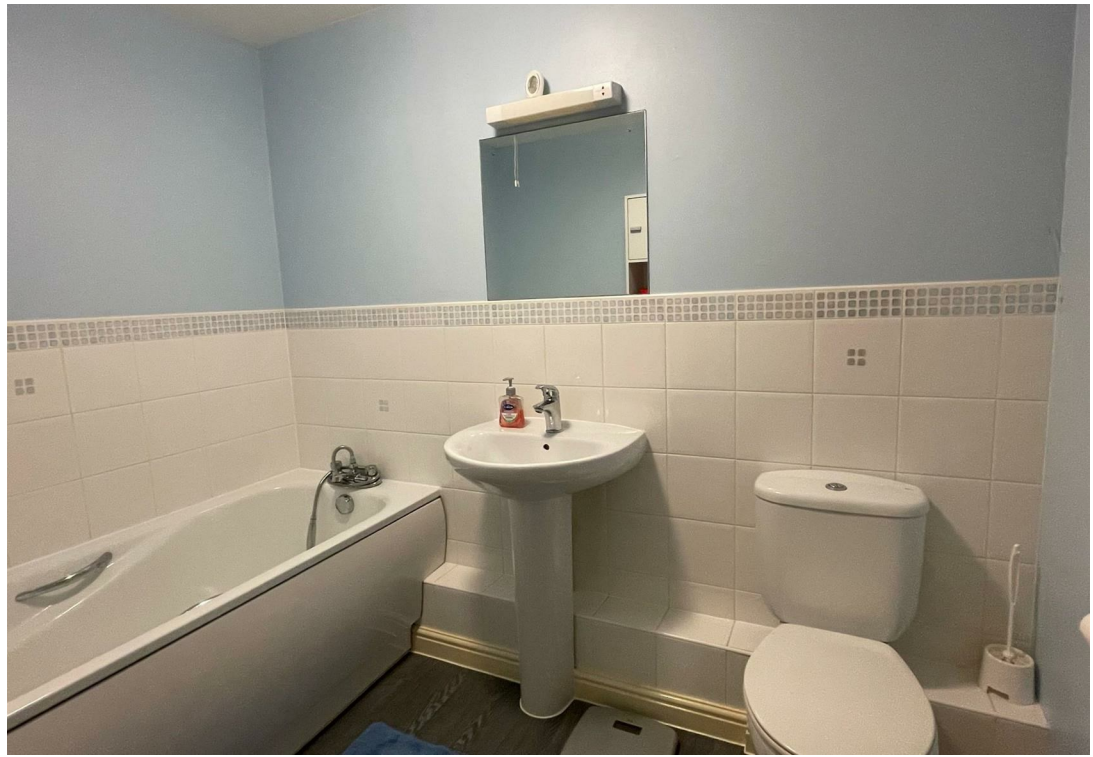
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





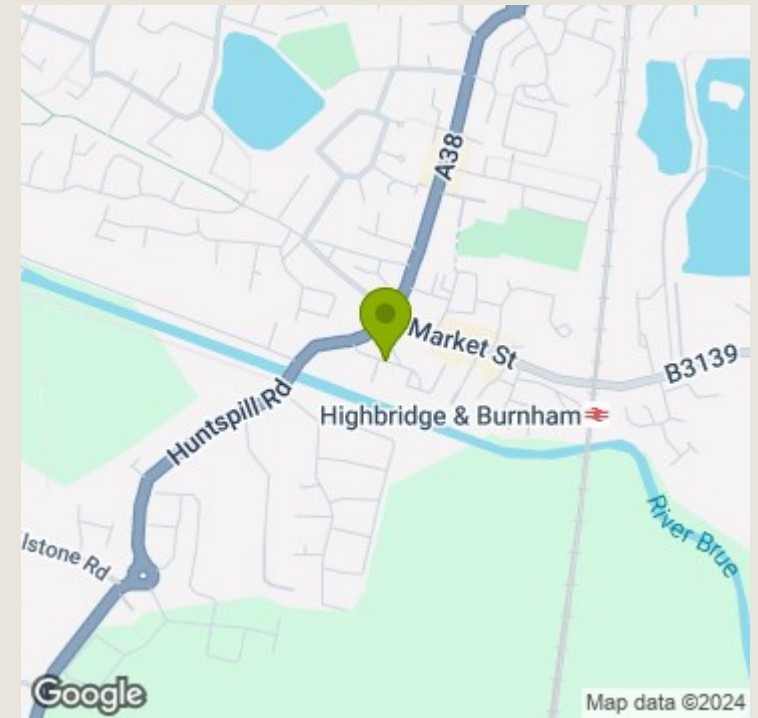
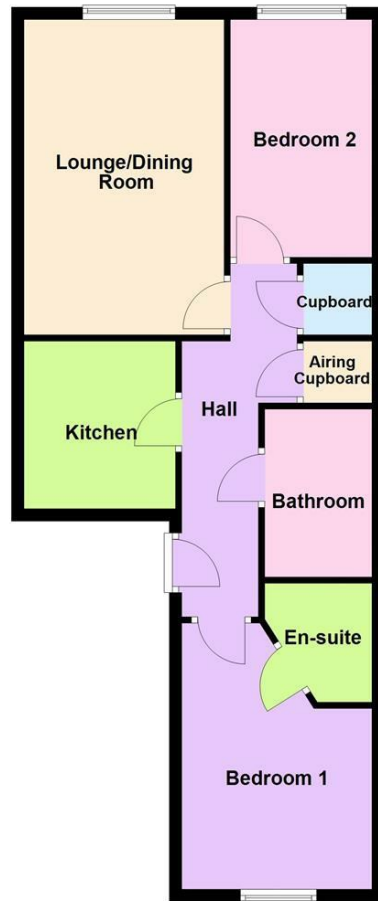








### Ground Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

