

Manley Gardens
Bridgwater
TA6 3EF



JOSEPH CASSON
the estate agency your home deserves





£108,000

- Modern First Floor Apartment
 - Two Double Bedrooms
 - Bathroom
 - Triple Aspect Living Room
 - Separate Fitted Kitchen
 - Gas Central Heating
 - Double Glazing
 - Allocated Parking Space
 - EPC Rating: B
 - Council Tax Band: A

Located close to Bridgwater's town centre and within Barratt Homes Festival Park development is this modern, two double bedroom first floor apartment benefiting from allocated parking.

SECTION 106 AGREEMENT

The property is available at 80% of the market value due to a Section 106 agreement with the local council. You own 100% of the property and there are no eligibility restrictions.

What is a Section 106 property?

A Section 106 property is subject to a legally binding agreement between a developer and local council that intends to make housing affordable in the local area by limiting the price a property can be sold for. In this instance, it is 80% of the current market value.

TENURE

Leasehold: 155 years from 01/05/2008.

Management Charge: £147.39 per month.

Ground Rent: £196 per annum

Council Tax Band: B

ACCOMMODATION

This first-floor apartment is accessed via a communal entrance hallway with stairs to the first-floor landing and briefly comprises: an entrance hallway with two storage cupboards, a modern fitted kitchen, a separate living room, two double bedrooms, and a bathroom. Outside, there is an allocated parking space.

LOCATION

Manley Gardens is situated close to the centre of the market town of Bridgwater. The town offers a full range of amenities including educational, retail and leisure facilities. Junctions 23 & 24 of the M5 are nearby as is Bridgwater Railway Station.

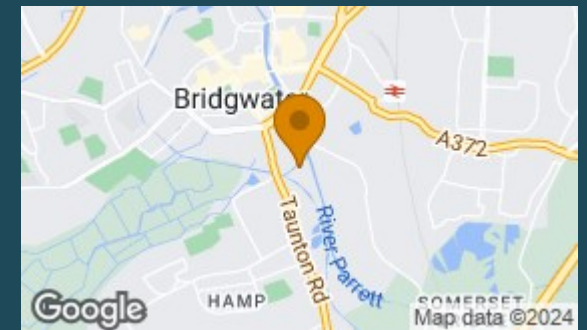
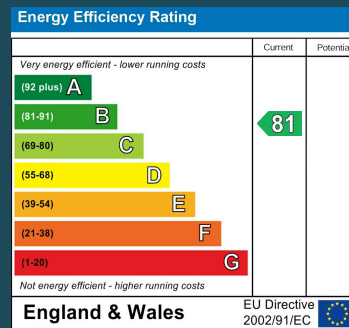




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Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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