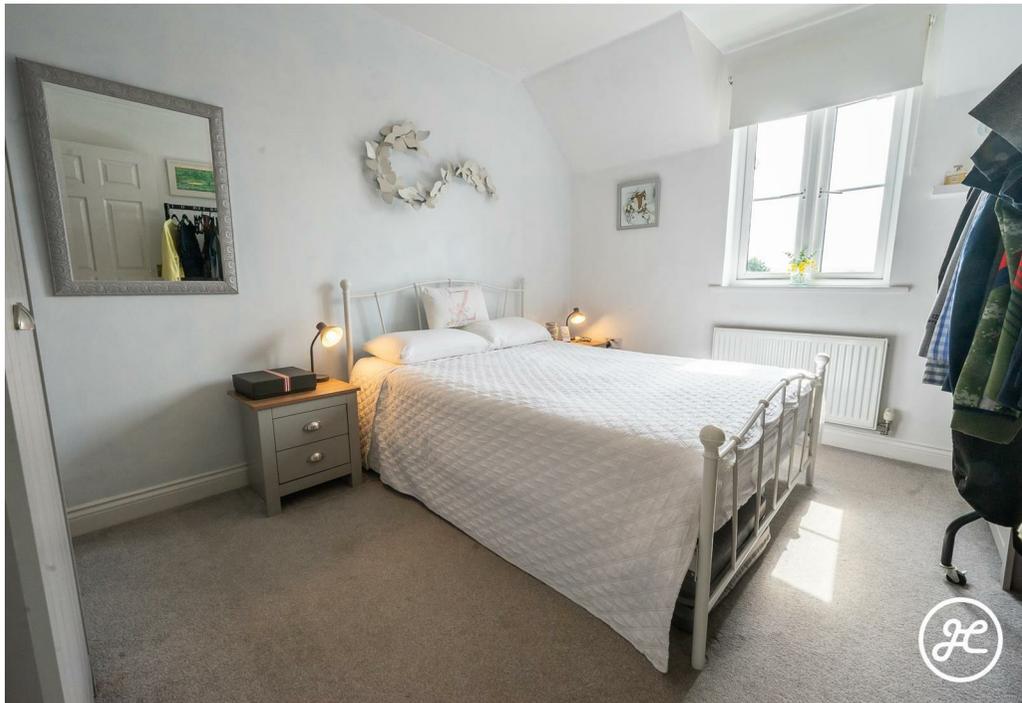


Riverside Close
Bridgwater
TA6 3PP



JOSEPH CASSON
the estate agency your home deserves





£115,000

- Modern Top Floor Apartment
 - One Bedroom
 - One Bathroom
- Open-Plan Lounge/Diner
 - Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Allocated Parking Space

Discover this impressive top-floor, one-bedroom apartment featuring a stylishly updated kitchen and spacious lounge/diner.

Nestled in a sought-after development with excellent transport links and local amenities like 1610 Sports Centre (with a swimming pool), and The Green—home to various facilities including a cricket pavilion, cafe, and sports bar.

ACCOMMODATION

This superbly presented, top floor apartment briefly comprises: entrance hallway, lounge/diner, modern fitted kitchen, bedroom and bathroom. Outside are lawned communal gardens, bin store and a parking space.

LOCATION

This sought-after development is accessed off Western Way (NDR) and is very popular with families. It is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away, as are a number of other local amenities. Bridgwater Town Centre 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.

TENURE

Leasehold. 125 years from 01/01/2006. Service charge - £1518.23 per annum. Ground rent - £200 per annum.





FLOOR PLAN

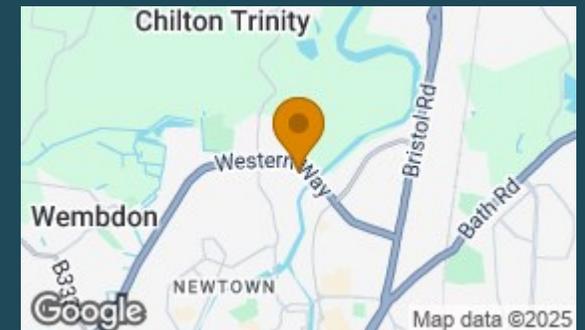
GROSS INTERNAL AREA
FLOOR PLAN 49.3 m² (433 sq.ft.)
TOTAL: 49.3 m² (433 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band

A

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



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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