

  
**Natasha Howarth**  
ESTATE AGENTS



**Flat 3, 10 Castle Street, Bridgwater, TA6 3DB**

**£209,950**

We are delighted to offer to the market Flat 3, 10 Castle Street, which is an outstanding Georgian "Grade I" listed property built in the 1700's for the 'Duke of Chandos'. The property for many years formed part of 'The Mary Stanley' hospital, a name synonymous with many locals for being the maternity hospital where numerous Bridgwater people were born.

The beautiful accommodation is laid out over two floors and retains many period features with sash windows and tall ceilings providing light and airy accommodation. The property has a 999 year lease which commenced in 2006 and the current service charge is £99 per month, any owner will own one fifth of the freehold, along with the other four properties at 10 Castle Street.

This unique apartment is situated just off King Square in the heart of Historic Bridgwater and is offered to the market with **NO ONWARD CHAIN!**

The centrally heated accommodation briefly comprises hall, kitchen, living room, landing, two double bedrooms and a bathroom.

To the rear is secure gated parking which is accessed from Chandos Street.

Castle Street is conveniently situated close to the range of amenities in the town centre of Bridgwater.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via communal front door to:

## ENTRANCE HALLWAY

Stairs rising to the apartment on the second floor.

## HALL

Doors to the kitchen and living room. Stairs rising to the first floor.

## LIVING ROOM

Two front aspect sash windows. Two radiators, wood effect flooring. Ceiling down lighters. Intercom system.

## KITCHEN

Two rear aspect sash windows. Fitted with a range of matching wall and base units with work surfaces over. Sink and drainer unit inset, integrated oven with hob and stainless steel chimney style extractor over. Tiled splashbacks. Fridge/ freezer to remain, space and plumbing for a washing machine, dishwasher to remain. Wood effect flooring, radiator. Built in cupboard housing the recently installed full electric boiler, ceiling down lighters.

## LANDING

Skylight, doors to:

## BEDROOM

Front aspect window, skylight, built in double wardrobe, radiator, ceiling down lighters.

## BEDROOM

Built in wall units. Ceiling down lighters.

## BATHROOM

Fitted with a three piece white suite comprising 'P' shaped panelled bath with mains shower over and curved shower screen, pedestal wash hand basin and close coupled WC with push button flush. Tiled flooring and walls, heated towel rail, extractor fan, ceiling down lighters.

## PARKING

Accessed via secure gates from Chandos Street to own allocated parking space.

## SERVICES

Mains electricity, water and drainage.

## HEATING

Warmed by an electric heating system (powered by a recently installed full electric boiler)

## TENURE

Leasehold - 999 years from 2006.

## SERVICE CHARGE

The current service charge is £99 per month and any owner will own one fifth of the freehold, along with

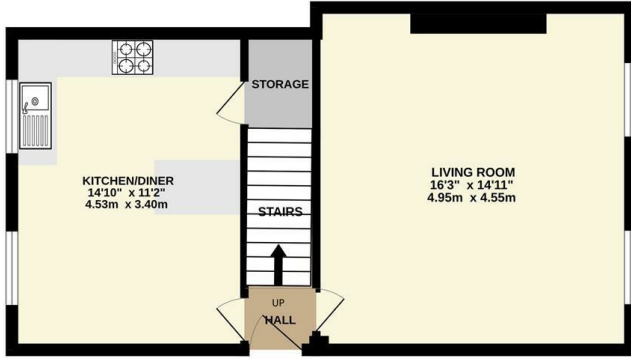
the other four properties at 10 Castle Street.

As you will own one fifth of the freehold you will have a say in how any management charges that are collected are spent on the building and maintenance.

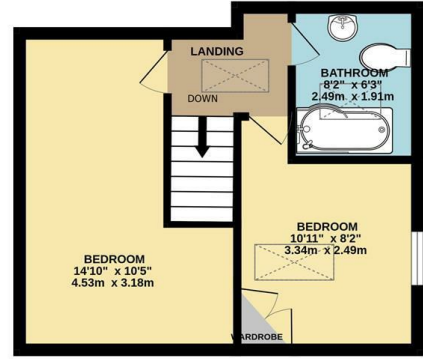


# Floor Plan

GROUND FLOOR

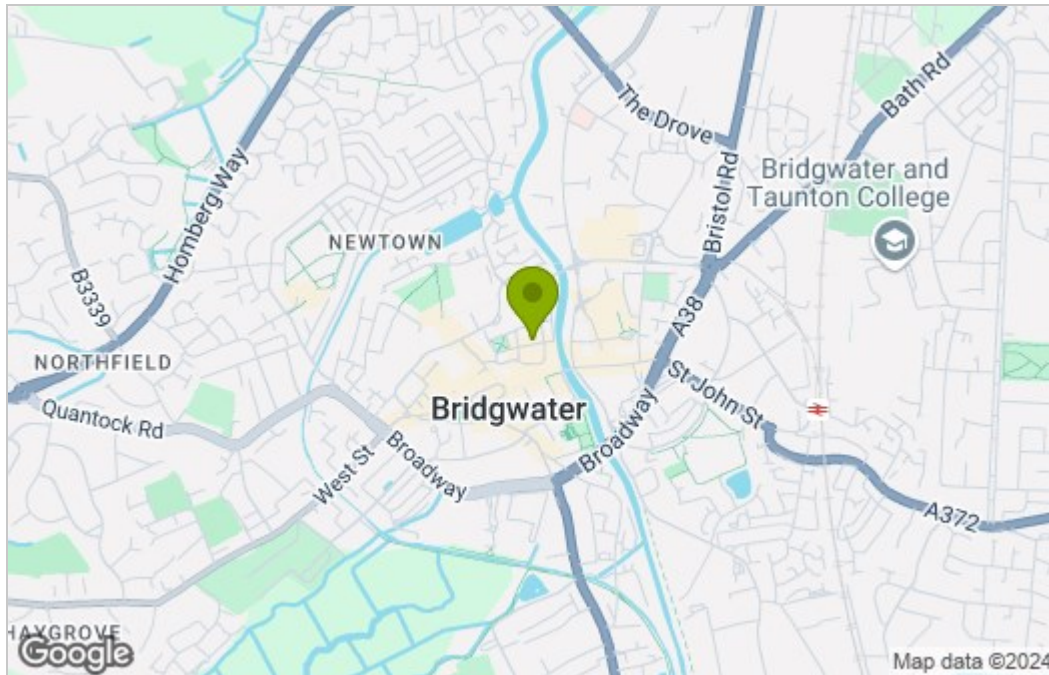


1ST FLOOR



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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## Area Map



## Energy Efficiency Graph

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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