



West Quay, Bridgwater  
£147,000



- Top floor apartment!
- Two double bedrooms!
- Lots of entertaining space!
- Kitchen / living / diner!
- Modern bathroom!
- Historic, Grade II listed property!
- High spec finish throughout!
- Unique property!
- Modern electric heating!
- Single & double glazing!



**Hall**

**Kitchen / Living / Diner**

18'10" x 15'5" (max) (5.76m x 4.71m (max))

**Bedroom 1**

8'11" x 14'10" (2.74m x 4.54m)

**Bedroom 2**

9'7" x 9'8" (min) (2.93m x 2.97 (min))

**Bathroom**

7'8" x 5'5" (2.34m x 1.66m)





Presenting this tasteful & stylish, top floor apartment set in a Grade II listed block close to the heart of Bridgwater.

The property comprises an entrance hallway, linking all of the rooms in the property. Stairs drop down to an open kitchen/living/diner offering a fantastic entertaining space with multiple dual aspect windows; giving scenic views and allowing lots of natural light into the room. The kitchen area is styled to a modern standard and offers a good amount of worktop & unit space, dishwasher, fridge-freezer, washing machine, oven, electric hob, cooker hood and 1&1/2 sink unit. The rest of the room gives a good space for a dining area and a living area. The living area of the kitchen/living/diner benefits from a storage cupboard also.

There are two good sized double bedrooms also. The master bedroom is a good sized double which overlooks the river and front of the block and hosts character, single glazed, sash windows. The second bedroom hosts a double bed also and benefits from a large window also. The family bathroom is found inbetween both bedrooms and offers a modern, tiled finish throughout with toilet, basin with vanity storage, 'P' shaped bath with rainfall shower head over the bath and a towel radiator.



The property benefits from modern electric heating and a mix of single glazed sash windows and some wood framed, double glazed windows also. Please note: some utilities are paid direct to the management company.

West Quay, overlooking the river, is in the heart of Bridgwater and walking distance away from the town centre offering shops, restaurants and other amenities. The property is nearby Blake Gardens and St Matthews Field. The M5 is only a quick drive from the property, which links to Exeter, Bristol & beyond.

Tenure: Leasehold. 120 years remaining. 127 years long from 1 January 2017.

Most recent ground rent: £184.45 per annum.  
Most recent service charge: £1560.00 per annum.

EPC: E  
Council tax band: A



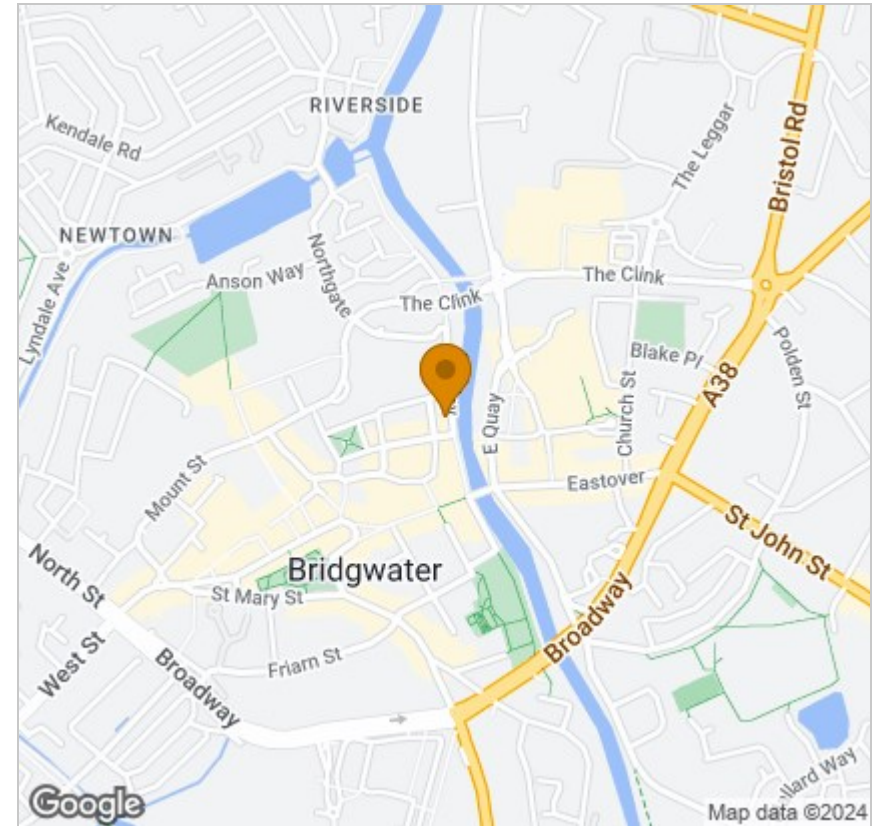
## Floor Plan



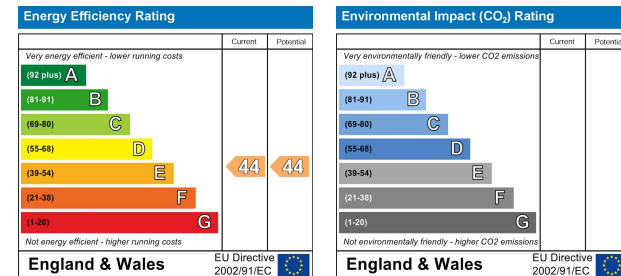
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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4 Moravia Close, Somerset, TA6 3SN  
 Tel: 01278 554333 Email: corbett@sykesmoore.co.uk <http://www.sykesmoore.co.uk/>