



**Manley Gardens, Bridgwater**  
**£155,000**



- Second floor apartment!
- River views!
- Two double bedrooms!
- Spacious kitchen/living/diner!
- En-suite & family bathroom!
- Allocated parking space!
- Lift to the block!
- No onward chain!
- Gas central heating!
- Double glazing!



## Hall

## Kitchen / Living / Diner

15'5" x 18'11" (4.70m x 5.77m)

## Bedroom 1

10'0" (min) x 11'0" (min) (3.06m (min) x 3.37m (min))

## En-Suite

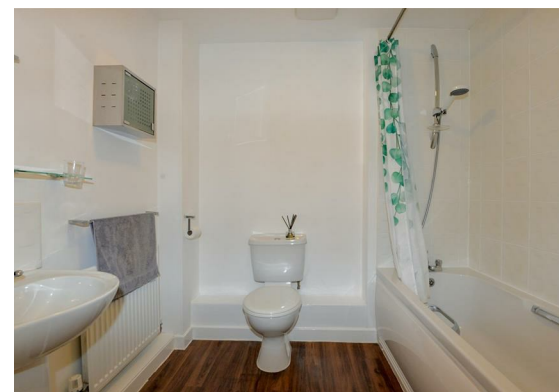
## Bedroom 2

9'10" x 11'1" (3.02m x 3.40m)

## Family Bathroom

6'0" x 7'5" (1.85m x 2.28m)

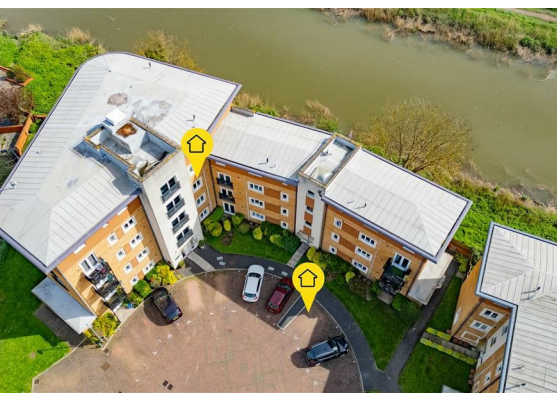




Presenting this stylish, second floor apartment with river views, set near Bridgwater Town Centre.

Briefly, the property comprises a hallway with two storage cupboards. A generously sized kitchen/living/diner boasting a Juliet balcony and providing a great space for entertaining. The kitchen itself offers a good amount of worktop & unit space, gas hob, electric oven, cooker hood, and space for appliances. The master bedroom is a well proportioned double bedroom with an en-suite shower room comprising a basin, toilet and shower. The second bedroom is also a well proportioned double bedroom, overlooking the river. The family bathroom hosts a toilet, basin and bath with shower over.

There is one allocated space for this property. The property benefits from gas central heating and double glazing. The block of apartments has lift and stairs accessing all floor.



Manley Gardens, overlooking the river, is walking distance away from the town centre offering shops, restaurants and all sorts of local amenities. Closer to the property is a shop and canal walking path. The M5 is only a quick drive from the property, which links to Exeter, Bristol & beyond.

Please note that as this block of apartments is five stories tall, not all solicitors will be able to act on the conveyancing however we can put you in touch with some solicitors that can do this work, if needs be.

Tenure: Leasehold. 140 years remaining. 155 years long from 1 May 2008.

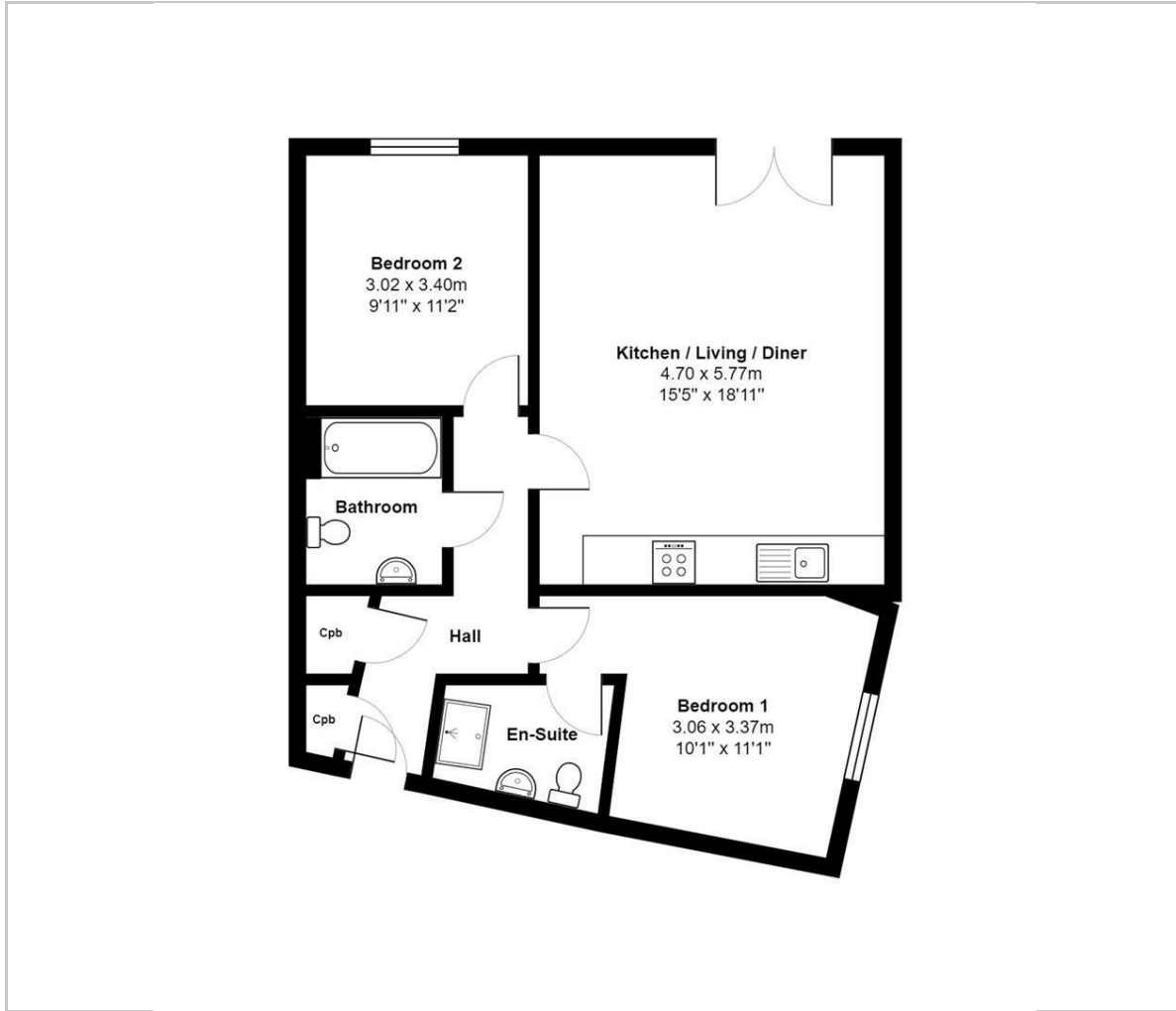
Most recent ground rent: £118.21 (half yearly charge)

Most recent service charge: £1811.40 per annum

EPC: B

Council tax band: A

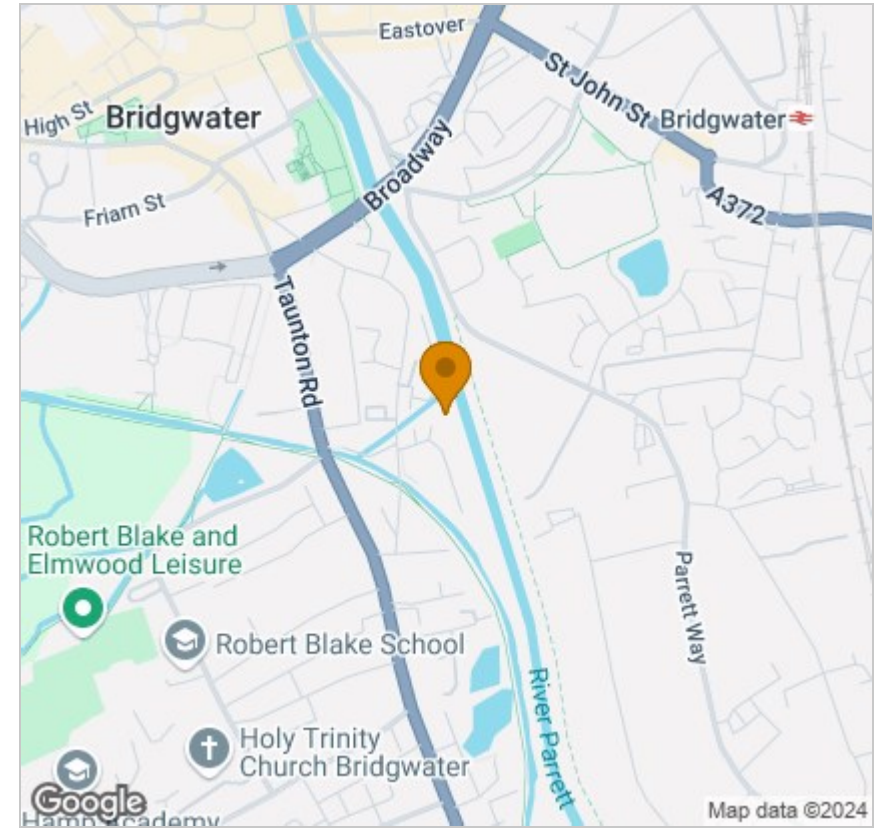
## Floor Plan



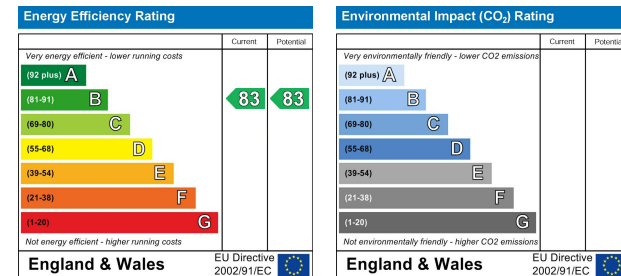
## Viewing

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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