



Instinct Guides You



Gundry Lane, Bridport, DT6 3RJ Offers In Excess Of £140,000

- Town Centre
- First Floor Apartment
- Well Presented
- Close To Amenities
- Spacious Open Plan
- Communal Garden Area
- Share Of Freehold



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Centrally located in the heart of Bridport, this spacious first floor apartment offers a modern open plan living area, double bedroom and access to a communal courtyard garden. Positioned just moments from shops and amenities, the property provides convenient town centre living within easy reach of the coast and surrounding countryside.

The apartment is accessed through a communal entrance shared with other residents. Once inside, stairs lead to the first floor where the accommodation is arranged across one level. The generous lounge and kitchen form an open plan space with two large windows allowing plenty of natural light to fill the room. The living area provides ample space for both seating and dining, while the kitchen is fitted with a range of modern units, integrated oven, gas hob and stainless steel extractor, complemented by tiled splashbacks and wood effect flooring that continues throughout.

The double bedroom sits to the rear of the property and offers a comfortable, light-filled space with fitted storage and room for additional furniture. The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC, with part-tiled walls and a window providing natural ventilation.

Externally, the property benefits from access to a communal courtyard garden shared with neighbouring residents. The space is enclosed and features planting and paved areas, creating a pleasant outdoor environment.

This first floor apartment combines generous living space, modern finishes and a prime central Bridport location, within moments of the high street, cafés, restaurants and local shops, as well as excellent access to transport links and the nearby Jurassic Coast.

Lounge 21'0" x 17'6" (6.41 x 5.35)

Kitchen 8'4" x 7'10" (2.56 x 2.4)

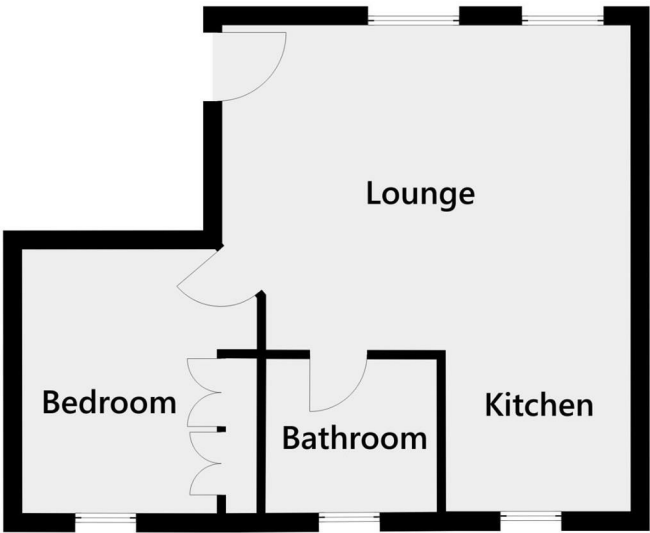
Bedroom 11'4" x 10'2" max (3.47 x 3.1 max)

Lease & Maintenance Information

The vendor informs us that there is a 1/3rd share of freehold with a 999 year lease which commenced in 2007, the service charge is on an as and when basis shared between the three with no ground rent, letting and pets are permitted.

We recommend a solicitor check these details before incurring costs.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	