



Heron Court, West Bay, Bridport, Dorset

A two bedroom first floor apartment ideally situated in West Bay, close to the harbour and beach.

Guide Price
£190,000
Leasehold



Heron Court, West Bay, Bridport, Dorset, DT6 4HF

- Overlooking communal gardens
- Close to beach and harbour
 - Single garage in a block
 - Ideal lock up and leave

Viewing strictly by appointment
Symonds & Sampson
01308 422092

The Property

Set on the first floor of this purpose-built development is this two bedroom apartment, overlooking the communal gardens and a short step away from the beach. With a single garage in a block and residents permit parking, this apartment would make an ideal lock-up and leave, holiday let or primary residence. The accommodation comprises of a kitchen, living/dining room, two bedrooms and a bathroom.

The kitchen is fitted with a range of wall and base units with an electric cooker, fridge freezer and washing machine. The living/dining room is to the rear, and enjoys views over the communal gardens with sea glimpses, and double doors opening to the Juliet balcony. The principal bedroom is accessed from the living/dining room, and is a good sized double, and the second double bedroom has a rear aspect. Both rooms are served by the family bathroom which is fitted with a white suite.

Outside

The apartment benefits from a garage in a nearby block, residents parking on a first come first served basis, and use of the communal gardens.

Services

Mains electricity, water and drainage. Electric heating.
Broadband speed: Ultrafast broadband is available.
Mobile phone coverage: Network coverage is good both indoors and out.

Local Authority

Dorset Council Tel: 01305 251010. Council Tax Band A.

Tenure

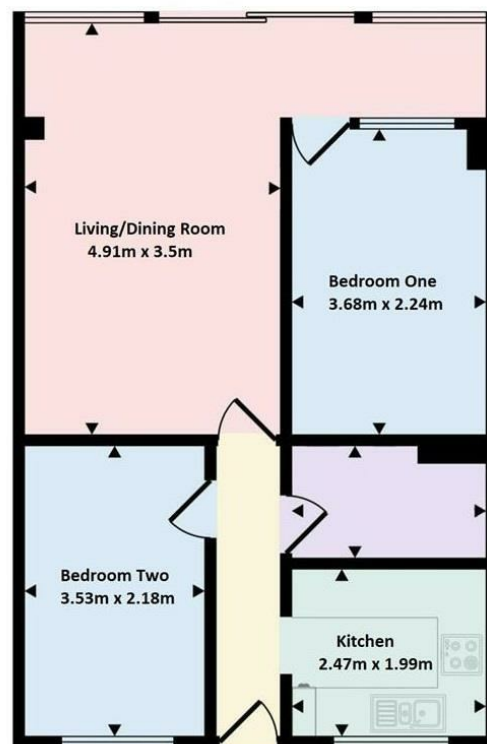
We have been advised that the lease is 999 years commencing in 1994 with 969 years remaining. The service charge for the apartment is £3846.85 per annum, speak with agent for further details. There is a peppercorn ground rent with no provision for increase or renewal.

Situation

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches. Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is close by with a variety of independent shops, supermarkets, public houses and



restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bridport/IR/230424

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82-91)	B		82
(69-81)	C	68	
(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	



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