



21, Heron Court



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West Bay, Bridport, Dorset DT6 4HF

Just back from Seafront. Bridport 2 miles.

A first floor apartment in a prime seaside location in the highly sought after coastal resort of West Bay

- Self-contained south-facing apartment
- 1 Bedroom
- Improvement potential
- Ideal second home/letting investment
- No forward chain
- Overlooking communal gardens with sea glimpses
- Living room with sun lounge
- Parking permit
- Just back from beach and harbour
- 999 Year lease from 1994 with freehold share. Council Tax Band A

Guide Price £149,000

THE PROPERTY

21 Heron Court is a self-contained, purpose built, first floor apartment forming part of the popular Old Shipyard Centre development, just back from the beach, esplanade and harbour, in the sought after coastal resort of West Bay. It faces principally south, overlooking the communal gardens with sea glimpses.

The sunny accommodation extends to hall, large living room/dining room with a sunroom area featuring wall to wall/floor to ceiling patio windows, kitchen, bedroom and shower room.

The apartment offers great potential for improvement and is offered with no forward chain.

Equally ideal as a main home, second home or long term / holiday letting investment.

OUTSIDE

The apartment has the benefit of a parking permit and the use of the sunny south-facing communal gardens.



TENURE

The balance of a long 999 year lease from 1994 with a share of the freehold.

The service charge for 2025 is £2514.76,
Peppercorn ground rent

SITUATION

Heron Court forms part of Old Shipyard Centre, located at the heart of the popular coastal resort of West Bay and very close to the renowned bathing beaches, picturesque harbour and stunning South West coast path. Within West Bay there are a broad range of amenities including a variety of cafes, restaurants and pubs as well as several independent retailers. The charming market town of Bridport is very nearby, offering a comprehensive range of shopping, leisure and cultural facilities. Bus services operate throughout Bridport and West Bay.

SERVICES

Mains water, drainage and electricity. Electric heating.
Broadband - Standard up to 0.6Mbps and Superfast up to 20Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

On entering West Bay turn right towards the harbour and proceed over the bridge and at the roundabout take the 2nd exit onto Forty Foot Way. Turn left after the swimming pool (into the private road) and Old Shipyard Centre/Heron Court can be seen straight ahead.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

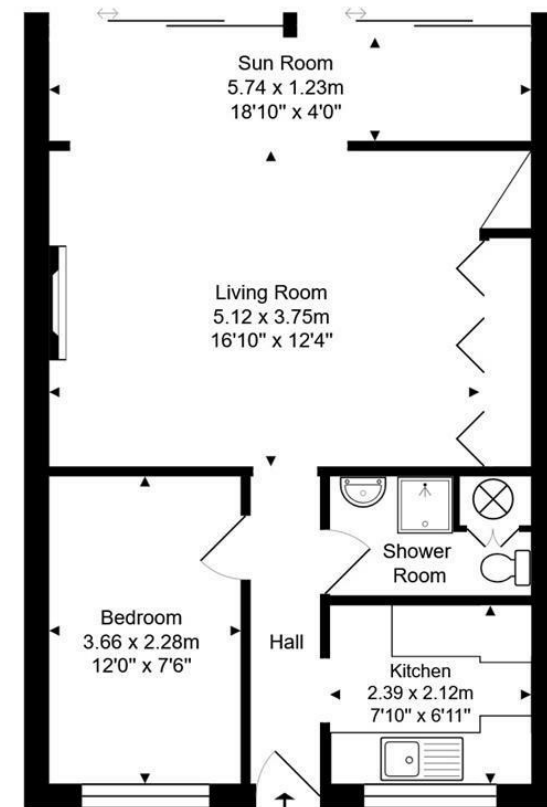


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	61	
England & Wales EU Directive 2002/91/EC		

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Total Area: 51.0 m² ... 549 ft²

Not to scale. Measurements are
approximate and for guidance only.



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