



Pelham Court —£102,000 Leasehold

Linda Saunders | Estate Agents



## 11 Pelham Court Bridgwater TA6 4UL

Linda Saunders Estate Agents is pleased to bring to market this well presented one bedroom ground floor apartment situated within this popular location. The property itself briefly comprises; good sized open plan living/dining area with archway to the kitchen, bathroom and a good-sized double bedroom. The property further benefits from PVCu double glazing and gas central heating.

The property further benefits from communal parking. An early inspection is highly recommended as it will appeal to both investors and first time buyers and those looking for low maintenance living. Available with no onward chain and the property is currently tenanted. The tenants could stay, if desired.

**ACCOMMODATION** (All measurements are approximate)

**Communal Hallway:** Hardwood door with multi glazed panels inset, stairs to first floor, number 11 can be found on the ground floor on the RHS.

**Entrance Hallway:** Via Hardwood door, carpet as fitted and doors to all rooms.

**Lounge/Diner:** 13'08" x 09'03". PVCu double glazed window to side aspect with views of the communal garden area, radiator and carpet as fitted.

**Kitchen:** 06'10" x 12'04". PVCu double glazed window to side aspect, fitted with a range of cream shaker style wall, drawer and base units with complimentary work surfaces, stainless steel sink and drainer with mixer tap over, space for cooker and fridge and further space for and plumbing for

washing machine, part tiled walls, radiator and vinyl flooring.

**Bedroom:** 10'01" x 12'08". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bathroom:** 06'0" x 07'0". PVCu double glazed window to front aspect, fitted three-piece suite comprising, low level WC, wash hand basin, panelled bath with mains shower, radiator and vinyl flooring.



## OUTSIDE

There is communal parking to the front.

EPC Rating: **C 73**

Council Tax Band: **A**

Local Authority Reference Number: **7015400110**

Local Authority: **Sedgemoor**

**Please Note:** These are preliminary details as we are awaiting their approval from our vendor.

### **Leasehold Details**

A 999-year lease was created in 1985, so there is approximately 959 years remaining. We have been advised by the vendor that the Management Charge is £90 per month.

**Services:** Mains drainage, water and electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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### **OFFICE OPENING HOURS**

Mon – Fri 9.00 – 5.00pm, Saturday Viewings by appointment

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### **FREE Market Appraisal**

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### **VIEWING**

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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