



Flat 6, Charlotte Court Highbridge Quay

Highbridge, TA9 3TE

Price £99,950



PROPERTY DESCRIPTION

A modern, purpose built, two bedroom second floor flat situated just off Highbridge town centre and ideal for the first time buyer or buy-to-let investor

Communal entrance hall* Entrance hall with storage cupboard* Lounge* Kitchen*
Two bedrooms* Bathroom* Electric heating* Double glazing* Parking space*

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

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		
	71	80
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Communal entrance door to the:

Communal Entrance Hall

Stairs rising to the second floor. Entrance door to Flat 6.

Entrance Hall

Access to roof space. Airing cupboard with hot water tank. Built in storage cupboard with hanging rail and shelf. Wall mounted electric heater and door to:

Lounge

12'5" x 11'7" (3.81 x 3.55)

Double glazed window overlooking the rear. Electric wall mounted heater, square opening to the:

Kitchen

12'4" x 5'7" (3.77 x 1.71)

Fitted with a range of cream coloured units including base cupboards and drawers with contrasting worktops over, space under for washing machine, fitted electric four ring hob with electric oven under, space for fridge/freezer, range of matching wall mounted cupboards, extractor fan, single drainer stainless steel sink unit, double glazed window overlooking the rear, tiled splashbacks.

Bedroom 1

11'9" x 9'11" (3.59 x 3.03)

Wall mounted electric heater, two double glazed windows overlooking the front.

Bedroom 2

9'10" x 9'10" (3.02 x 3.01)

With double glazed window to the front and electric wall mounted heater.

Bathroom

6'5" x 5'10" (1.97 x 1.79)

Comprising panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Tiled splashbacks.

Outside

Allocated parking space to the front of the building for one vehicle.

Tenure

Leasehold

150 years from 1st January 2005

Service Charge: £962.80 per annum

Ground Rent: £150.00

Description

This modern, two bedroom, second floor flat is situated in a convenient location, close to the town centre of Highbridge. Facilities within the town include a supermarket, independent shops and offices and social club. For the commuter, the railway station is within walking distance and the M5 motorway interchange, junction 22 at Edithmead is just over 2 miles away.

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The nearby seaside town of Burnham on Sea offers a further range of shopping facilities as well as the Esplanade and beach.

The flat is situated on the second floor and accessed from the communal entrance hall by two flights of stairs. The entrance hall has built in storage and doors to all rooms. The lounge has a wide opening to the kitchen and there are two double bedrooms. The bathroom is fitted with a white three piece suite and the accommodation has the benefit of double glazing and electric heating.

Externally there is a numbered parking space to the front of the building for one vehicle.

Directions

From Burnham-on-Sea proceed towards the town centre of Highbridge and at the roundabout at the junction with Church Street (A38) take a right turn into Church Street. Proceed to the next roundabout proceeding straight across and take the first left into Highbridge Quay where Charlotte Court will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room heating
- Mains drainage

- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

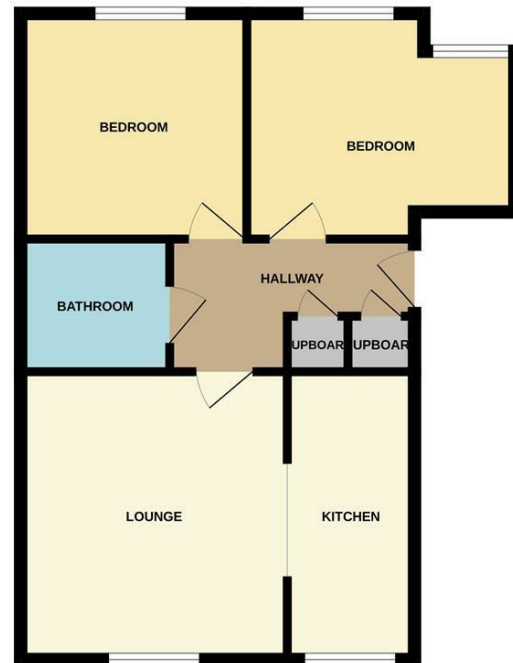
flood-map-for-planning.service.gov.uk/location



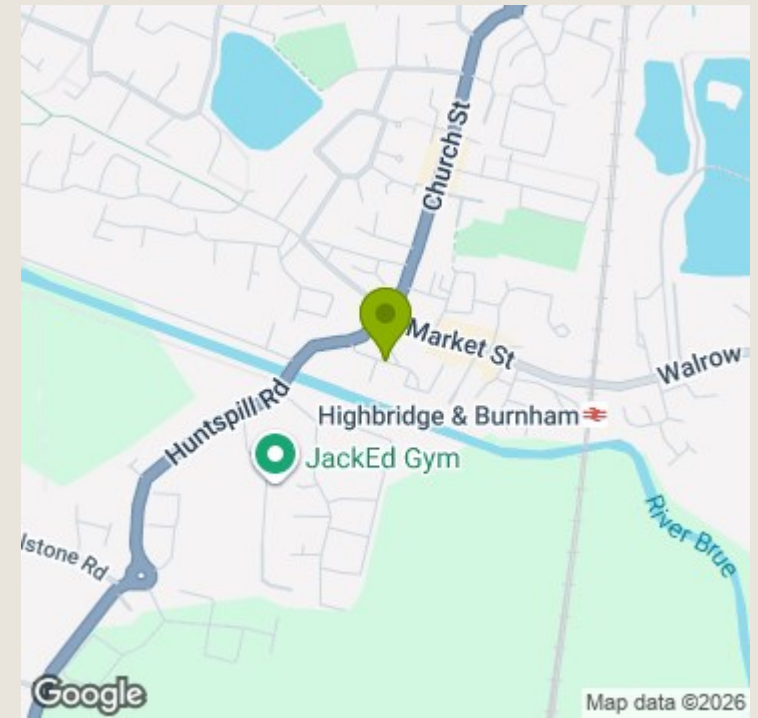




SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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