



GIBBINS RICHARDS 
Making home moves happen

52 Lords Way, Bridgwater TA6 3SF
£104,950

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*** One double bedroom apartment * No onward chain * Off road parking ***

A very well proportioned and light filled one bedroom, second floor apartment located on the very popular 'Trinity Fields' development on the north/west of Bridgwater. Ideally located for local amenities including 1610 Sports Centre and swimming pool, bus links to Hinkley Point, easy access to the M5 motorway at Junction 23.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

No onward chain
Second floor apartment
Popular north/west development
Ideal first time buy/investment
Off road parking
Large lounge with an abundance of natural light
Electric night storage heating
Access to the roof void
Telephone entry system





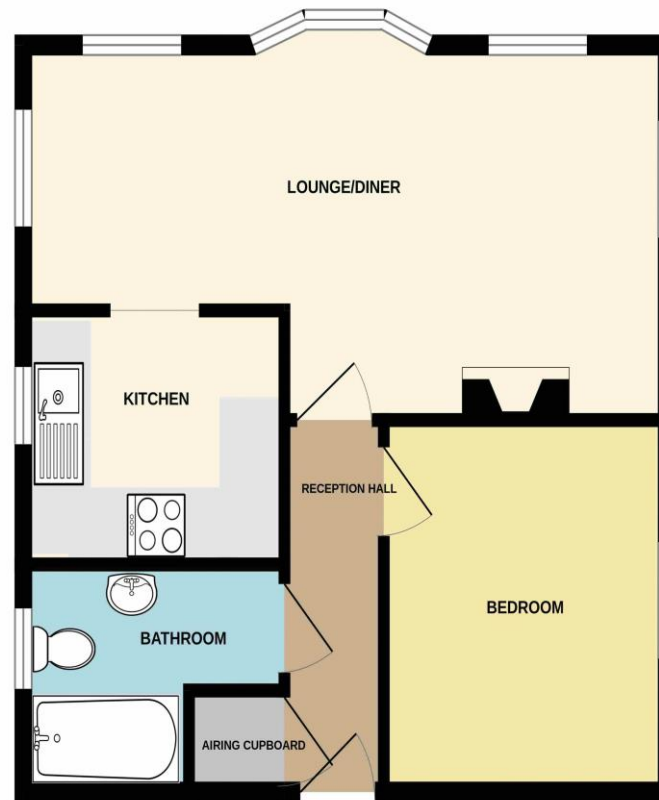
Reception Hall	10' 5" x 3' 4" (3.17m x 1.02m) Airing cupboard.
Lounge	21' 6" x 10' 7" (6.55m x 3.22m) Dual aspect windows.
Kitchen	8' 0" x 6' 10" (2.44m x 2.08m) Rear aspect window. Built-in oven and electric hob. Space for washing machine and fridge/freezer.
Bedroom	10' 6" x 9' 5" (3.20m x 2.87m) Front aspect window.
Bathroom	8' 0" x 6' 5" (2.44m x 1.95m) Rear aspect window. Low level WC, wash hand basin and bath.

AGENTS NOTE

This property is 'Leasehold' with a 999 year Lease commencing on 1st January 2002. There is an annual Ground Rent to pay of approximately £198 and an annual Service/Maintenance Charge which is currently levied at approximately £1,839. Full details of the Lease and charges can be sought via your legal representative.



SECOND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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