

Symonds
& Sampson



The Courtyard

Flat 6

The Courtyard, 39 West Street, Bridport, Dorset

Flat 6

The Courtyard
39 West Street
Bridport
Dorset DT6 3QW

A modern second floor one bedroom apartment situated in the centre of Bridport.



- Town centre location
- Open plan lounge kitchen with integrated appliances
 - Presented to a high specification
 - Communal entrance
- Entrance hall with entry phone system

Offers In Excess Of £175,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Flat 6 The Courtyard is a purpose-built second floor apartment presented in immaculate condition throughout, offering comfortable and contemporary accommodation in a convenient location.

The property features a modern open-plan kitchen/living space, creating a light and sociable environment suited to modern living. The kitchen is well-appointed boasting a dishwasher, washer dryer as well as fridge freezer, while the living area would allow for a table and chairs and a sitting area.

There is a double bedroom together with a modern bathroom fitted with a shower over the bath, completing the well-balanced accommodation. Attractive far reaching countryside views can be enjoyed from a large West facing window.

OUTSIDE

The apartment benefits from allocated off-road parking, providing convenience close to the town centre.

SITUATION

Bridport is a busy market town and popular holiday area, street markets are held twice weekly in the town and celebrated farmers markets are held monthly in and around the Arts Centre complex. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast.

DIRECTIONS

What3words///windy.equipment.outs

SERVICES

Mains water, drainage and electricity. Gas central heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: B

LOCAL AUTHORITY

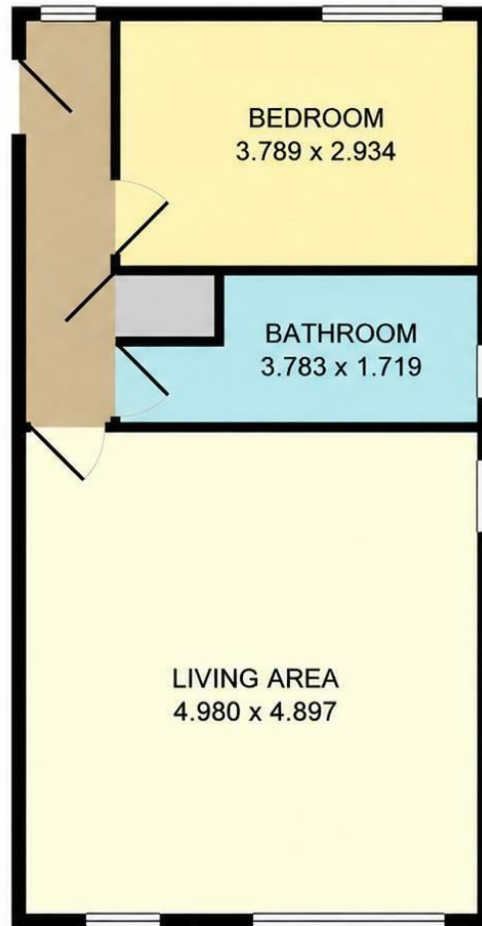
Dorset Council - 01305 261010
Tax Band: A

LEASE DETAILS

Lease 125 years from July 2016 to June 2141. 115 years remaining. Service charge £1747.04 pa. Ground Rent £175.00 pa.



Energy Efficiency Rating		
Very energy efficient - lowest running costs		
100-91% A		
90-81% B		
80-65% C		
55-48% D		
45-39% E		
35-29% F		
25-20% G		
Below 20% H		
England & Wales		
EU Directive 2002/91/EC		



This Floor Plan is for guidance only and is NOT to SCALE
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Bridport/DME/31072026REV



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