

Flat 2 Haven Court

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Rax Lane,Bridport, DT6 3JW

Town Centre Location. West Bay 2.4 miles. Dorchester 14.8 miles.

Well-presented two-bedroom first-floor apartment, conveniently situated within the town centre and benefitting from both off-road parking and a single garage.

- 2 Bedrooms
- Large Garage
- Town Centre Location
- No Onwards Chain
- Share of Freehold
- Designated Off Road Parking Space
- First Floor Apartment
- Spacious Living/Dining Room
- Close to Shops and Amenities
- CTB: C

Offers In Excess Of £225,000

THE PROPERTY

Flat 2, Haven Court is one of just three apartments within the building and benefits from a Share of Freehold. Accessed via the communal entrance hall, the apartment has a useful storage cupboard immediately to the right, with the modern shower room also situated on this side of the property.

The hallway leads through to a well-proportioned living/dining room, providing a comfortable and versatile space. The kitchen is located just off the living area and is fitted with a range of wall and floor-mounted units, a good amount of worktop space and plumbing for a fridge/freezer.

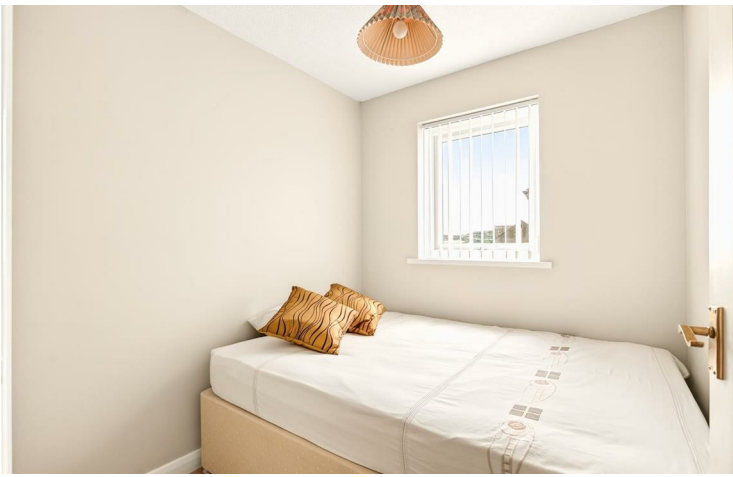
Both bedrooms enjoy pleasant view over the town. The principal bedroom is a good sized double while Bedroom 2 is slightly smaller but comfortably accommodates a double bed.

OUTSIDE

A driveway off Rax Lane leads to a communal parking area, where each apartment benefit from a designated parking space. There is also a single garage, which is larger than average and benefits from an up-and-over door, together with both water and electricity points.







SITUATION

The property enjoys a prime position within the town centre, just moments from the excellent range of shop and amenities on offer. Bridport provides a comprehensive selection of shopping, professional and business facilities, together with a popular twice-weekly street market and leisure centre.

The coast is approximately a mile away at West Bay, renowned for its picturesque harbour and beach, as well as providing access to the stunning World Heritage Jurassic Coast. The historic resort of Lyme Regis and the larger centres of Dorchester, Yeovil and Weymouth are also readily accessible.

SERVICES

Mains electrics, water and drainage. Electric Heating
Broadband - Standard up to 20Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are Three and O2 for voice and data services inside and outside and EE and Vodafone for voice and data services 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

TENURE

Share of Freehold
999 year long lease, commencing 1 January 1998, with 961 remaining.
Service Charge: £0
Ground Rent: £10

VIEWING

Strictly by appointment through Stags Bridport

DIRECTIONS

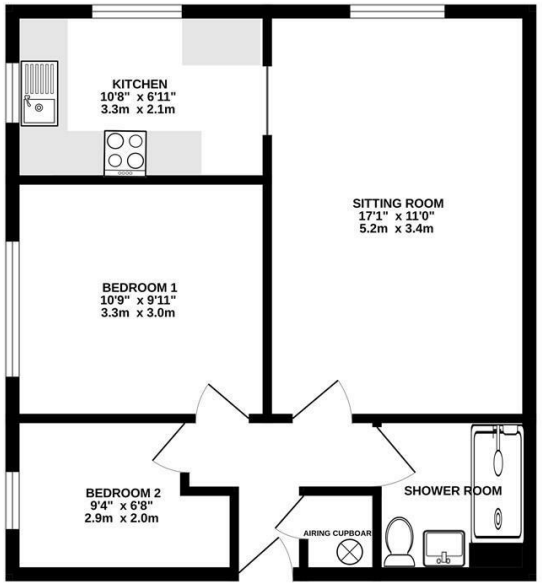
From East Street turn onto Rax Lane. Follow the road round to the left and the property is located on the left hand side.
What3Words: ///unloads.talked.remember







FIRST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



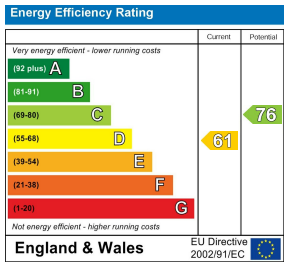
FLAT 2, HAVEN COURT, RAX LANE, BRIDPORT, DT6 3JW

TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.

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 mis-statement. 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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STAGS



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