



Apartment 34 Mayflower Court

Highbridge, TA9 3BQ

Price £125,000



PROPERTY DESCRIPTION

A well-presented two-bedroom first-floor apartment, offered in excellent condition and ideally located for convenience and accessibility. Situated close to a range of local amenities and excellent commuter links, including Highbridge train station and the M5 motorway, this property is perfectly suited to professionals, first-time buyers, or investors.

Entrance hall* lounge/diner* kitchen* two bedrooms* bathroom* upvc double glazing* gas central heating* parking. No onward chain.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance Hall

15'6" x 4'11" (4.74 x 1.51)

Radiator and airing cupboard.

Kitchen

9'11" x 6'11" (3.04 x 2.11)

Double glazed window to the side, range of matching wall and floor units with laminate worktops over, stainless steel four ring gas hob, built in oven and extractor fan over with stainless steel splashback. Space and plumbing for washing machine, space for upright fridge/freezer, radiator and vinyl flooring.

Bathroom

7'0" x 6'11" (2.14 x 2.11)

Obscure glazed double glazed window to the side, white suite comprising close coupled w.c., wash hand basin and pannelled bath with shower over. Tiled splashbacks, vinyl flooring, radiator and extractor fan.

Electric shaver socket.

Lounge/Diner

14'1" x 11'10" (4.30 x 3.62)

Double glazed window to the front, radiator, television point.

Bedroom 1

13'1" x 11'2" (4.01 x 3.41)

Double glazed window to the front, radiator.

Bedroom 2

13'1" maximum x 8'11" maximum (4.00 maximum x 2.74 maximum)

Double glazed window to the side, radiator.

Outside

Allocated parking.

Tenure

Leasehold

155 years from 2007

Service Charge: £1,461.00 per annum payable to The Exchange Management Company.

Ground Rent £283.32 per annum

Description

The accommodation briefly comprises two bedrooms, a fitted kitchen, and a bright and spacious living/dining room, along with a bathroom.

The property also benefits from allocated parking and is offered with no onward chain, making for a smooth and straightforward purchase.

Combining comfort, practicality, and a sought-after location, this tidy apartment represents a fantastic opportunity for those seeking low-maintenance living or a strong investment.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central 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:

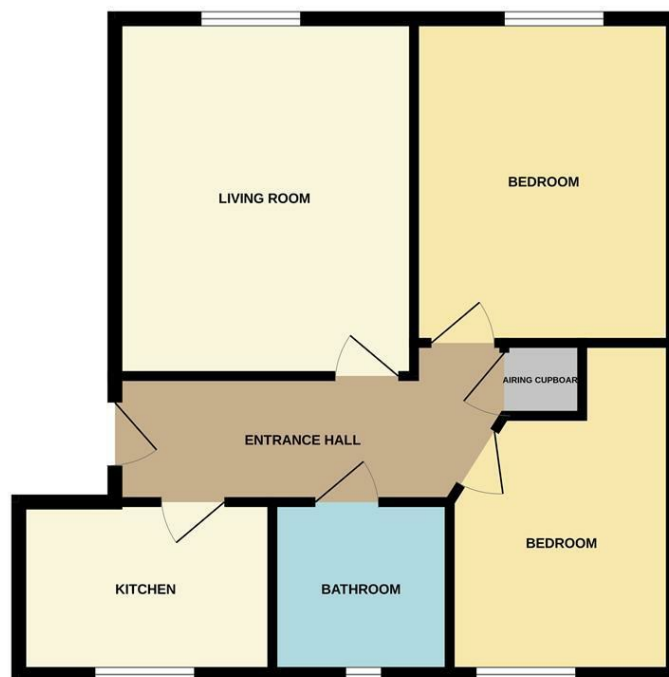
checker.ofcom.org.uk/en-gb/mobile-coverage

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

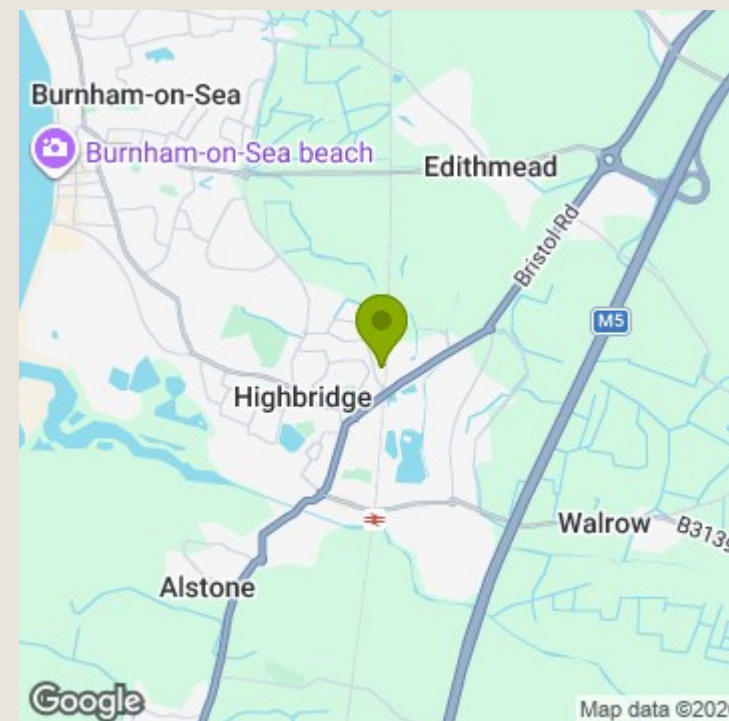
Flood Information:

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

34 MAYFLOWER COURT



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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR 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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

