Alexander Court Highbridge Quay

Highbridge, TA9 3TG

Price £100,000

BERRYMAN'S

PROPERTY DESCRIPTION

INVESTMENT ONLY - TENANTED PROPERTY

We have received an offer of £92,500 - Any increased offers are to be received within 5 days of this publication at the above agents.

A purpose built two bedroom second floor flat enjoying riverside views from the living room and benefits from having designated off street parking.

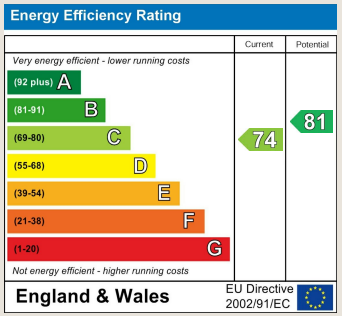
*Communal entrance hall *Stairs rising to second floor landing *Entrance hall *Good size lounge/diner with Juliette balcony with aspects over the River Brue *Kitchen *Two bedrooms *Family bathroom *Electric heating *Upvc double glazed windows *Designated off street parking

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)
Communal entrance door that leads to:

Communal entrance hall
With stairs rising to the:

Second floor landing
Wooden entrance door to:

Entrance hall
with airing cupboard

Lounge/diner
18'1" x 13'7" narrowing to11'6" (5.52 x 4.16 narrowing to3.51)
Two Upvc double glazed doors to the Juliette balcony with secondary Upvc double glazed window to side. Opening to:

Kitchen
9'7" x 6'5" (2.94 x 1.96)
Fitted with a range of wall and floor units to incorporate an electric cooker, electric hob and extractor fan, space for fridge/freezer, plumbing for automatic washing machine, and unit under lighters

Bedroom
10'10" x 8'11" + door recess (3.32 x 2.73 + door recess)
Upvc double glazed window to front

Bedroom
12'1" x 8'3" (3.70 x 2.53)
Upvc double glazed window to front

Bathroom
8'11" x 6'10" (2.74 x 2.09)
fitted with a suite comprising of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin, close coupled w/c, Upvc double glazed obscured window

Outside
The property benefits from having a designated off street parking space marked '24a' provides parking for one vehicle

Description
This purpose built second floor flat is currently LET on an assured short hold tenancy which is achieving an income of £700.00 per calendar month. The property is being sold with the tenant in situ.

The flat itself briefly comprises of an entrance hall, a good size lounge/diner with Juliette balcony with views over the River Brue, kitchen, two double bedrooms and bathroom. The property benefits from having designated off street parking (space number 24a), electric heating and Upvc double glazed windows.

Tenure
Leasehold:

150 years from 2005
Service Charge £1051.38 (01/07/2026-31/12/2026 £525.69)
Ground Rent £150.00 (01/07/2026-31/12/2026 £75)
Payable to Highbridge Quay (Highbridge) Management Company Limited

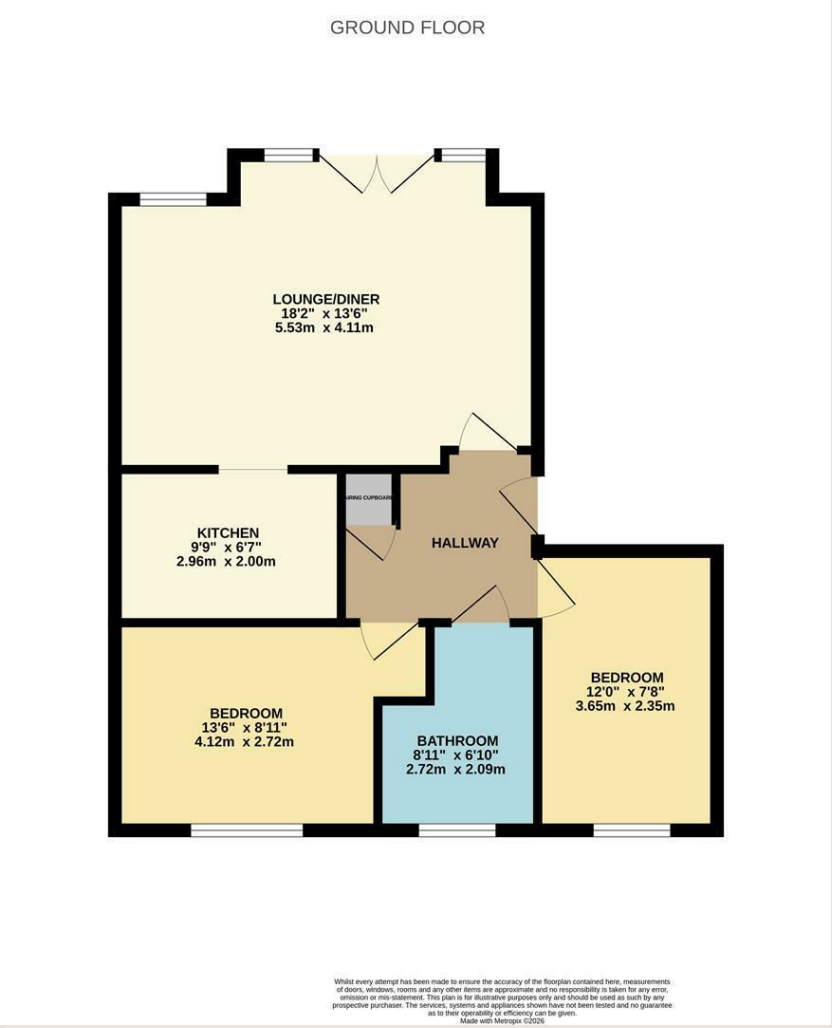
Agents Note
The property is currently let on an assured shorthold tenancy at a rental of £700.00 per calendar month.

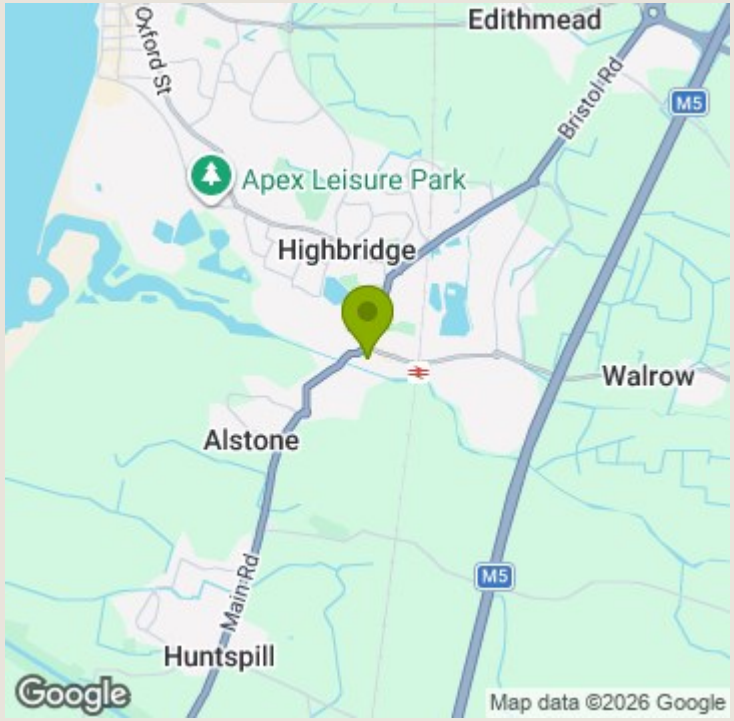
Directions
Proceed out of Burnham-on-Sea in a southerly direction along Highbridge Road into Highbridge. At the roundabout at the junction with the A38 (Church Street) take a right turn. At the next roundabout proceed straight across and the immediately left into Highbridge Quay. Proceed to the end of Highbridge Quay and Alexander Court is the last block of flats on the right hand side.

Material Information
Additional information not previously mentioned
Council Tax Band-A
EPC-C
• Mains electric and water
• Water metered
• Electric room heating
• Mains sewerage
• 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





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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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The Property Ombudsman