

Waverley Wharf  
Bridgwater  
TA6 3TX



**JOSEPH CASSON**  
the estate agency your home deserves





£100,000

- Third Floor Apartment
  - One Bedroom
    - Bathroom
    - Living Room
    - Kitchen
  - Residents Parking
  - Electric Heating
  - Balcony



NO ONWARD CHAIN. This delightful third-floor, one-bedroom apartment offers comfortable living with a private balcony and convenient resident parking. Set near Bridgwater docks and only moments from the town centre, it provides easy access to local amenities and riverside walks.

Please note: the apartment does not overlook the docks.

### THIRD FLOOR APARTMENT

Entrance Hallway

Lounge/Diner

Kitchen

Bedroom

Bathroom

## LOCATION

Bridgwater Docks, located in the heart of Bridgwater Town Centre, provides a diverse array of amenities including shops, restaurants, and recreational facilities. With excellent transport links to the M5 motorway and mainline rail services, commuting is convenient.

To the west lies the stunning Quantock Hills, recognized as an Area of Outstanding Natural Beauty for its scenic landscapes and rich wildlife.

## ADDITIONAL INFORMATION

Tenure: Leasehold. 125 years from 20/07/1988 (Approx. 87 years remain)

Estate/Management Charge: £1200 per annum

Ground Rent: £100 per annum

EPC Rating: C

Council Tax Band: A

## UTILITIES

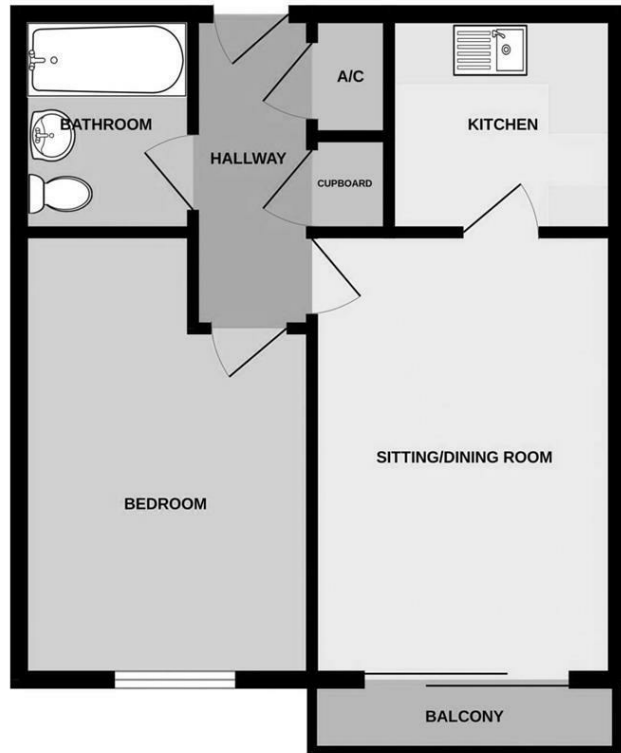
Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains



THIRD FLOOR



Mains Gas Supply: No  
 Central Heating: No - Electric Storage Heaters

### FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

### BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

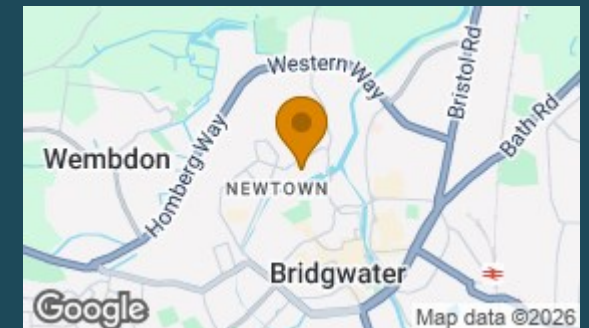
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

### Council Tax Band

A

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL

Contact  
01278258005  
[office@josephcasson.co.uk](mailto:office@josephcasson.co.uk)  
[www.josephcasson.co.uk](http://www.josephcasson.co.uk)



**JOSEPH CASSON**

the estate agency your home deserves