



## Flat 2, 1 Chancery Lane, Bridport, Dorset DT6 3JT

Offered with no forward chain, this one bedroom second floor apartment is situated within a Grade II Listed building in the heart of Bridport town centre.



- No onward chain
- One bedroom apartment

- Town centre location

Guide Price £100,000

Leasehold

## THE DWELLING

The property offers good sized accommodation comprising a light and spacious double bedroom, kitchen with wall and base cupboards and space for further appliances. There is also a good size living room and part-tiled bathroom fitted with a white suite.

## ACCOMMODATION

This one bedroom apartment is very well located in a tucked away location in the centre of Bridport. The apartment would be ideal for a first time buyer or as a buy-to-let investment. It is accessed via a shared front entrance door with stairs leading up to the front door. One step up and to the left is the kitchen which is fitted with a range of wall and base units with space for white goods, and enjoys pleasant views over the town rooftops. There is a serving hatch through to the living room which is a good size and overlooks East Street. To the right of the living room is the bedroom, which is a generous double with space for wardrobes. The bathroom is fitted with a bath, wc, sink and storage cupboard. It benefits from natural light from windows at each end.

## OUTSIDE

The property is accessed on foot via Chancery Lane.

## SERVICES

Mains electricity, water and drainage. No heating, plug in

electric required.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is mostly good indoors and good outdoors. We have been advised by the vendors that they have not experienced any issues with mobile coverage indoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: A

## TENURE

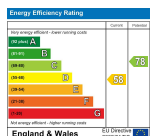
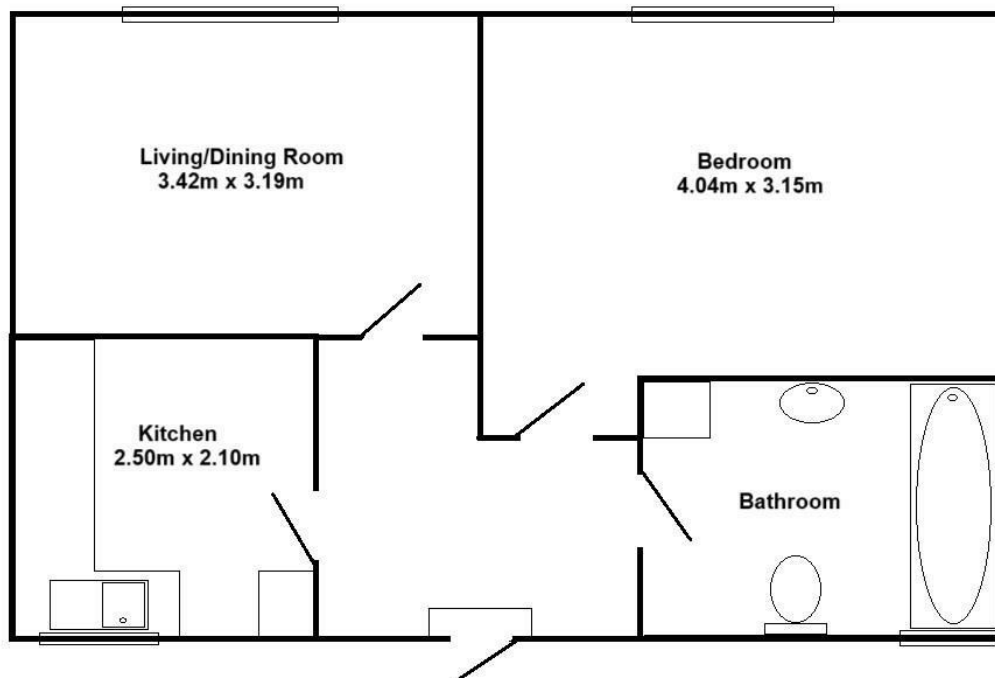
Leasehold. 999 years from 25 September 1987. Service charge of £227.71 is per quarter. Ground rent £10 per annum.

## SITUATION

The apartment sits in the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric-a-brac. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west.

## DIRECTIONS

What3Words///confident.crouches.galaxies



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