



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

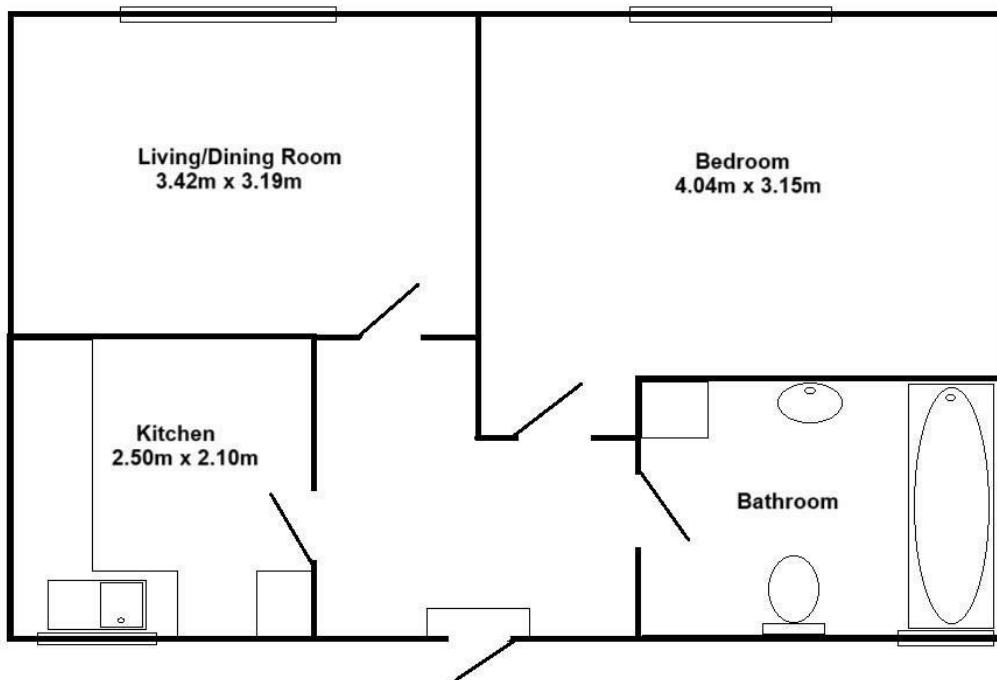
Leasehold. 999 years from 25 September 1987. Service charge of £227.71 is per quarter. Ground rent £10 per annum.

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



Bri/DME/26012026



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.