



Flat 26, Charlotte Court Highbridge Quay

Highbridge, TA9 3TE

Price £129,995



# PROPERTY DESCRIPTION

A well-presented and conveniently located two-bedroom ground floor apartment, ideally situated close to local shops, Highbridge train station, and with easy access to the M5 motorway.

\*Entrance hall \*Lounge/Dining room \*Kitchen \*Two bedrooms \*Master En-suite  
\*Family bathroom \*

## Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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 via the front door to the:

### Entrance Hall

Airing cupboard, storage cupboard and storage heater

### Lounge/Dining Room

18'1" x 12'5" (5.52 x 3.79)

Double glazed window and french doors to rear, storage heater

### Kitchen

10'3" x 8'3" (3.13 x 2.54)

Double glazed window to rear, matching wall and base units with laminate work tops, stainless steel sink with mixer tap, tiled splashback, electric oven, electric hob with extractor over, space for upright fridge/freezer, space and plumbing for washing machine,

### Bedroom 1

13'0" x 10'7" (3.97 x 3.24)

Double glazed window to front and access to:

### En-Suite

5'8" x 5'8" (1.75 x 1.74)

Consisting of a close coupled wc, hand wash basin, shower cubicle, tiled splashback and extractor fan

### Bedroom 2

9'1" x 8'2" (2.79 x 2.50)

Double glazed window to front

### Family Bathroom

9'1" x 6'5" (2.78 x 1.98)

Obscured double glazed window to front. Consisting of a close coupled wc, hand wash basin, panelled bath with shower over, tiled splashback, and extractor fan

### Tenure

Leasehold: 150 years from 1st January 2005

Ground rent: £150.00 per annum

Service charge: £1,051.44 per annum - £87.62 per calendar month

## Description

A well-presented and conveniently located two-bedroom ground floor apartment, ideally situated close to local shops, Highbridge train station, and with easy access to the M5 motorway.

This modern, purpose-built flat is found in good condition and offers well-proportioned accommodation throughout. In brief, the property comprises two bedrooms, including a master bedroom with en-suite shower room, a separate bathroom, and a fitted kitchen. The spacious living/dining room provides a bright and comfortable living area and benefits from a Juliet balcony.

Overall, this attractive apartment offers practical ground floor living in a convenient location, making it an ideal purchase for first-time buyers, downsizers, or investors.

## Directions

From Burnham-on-Sea proceed towards the town of Highbridge and at the roundabout at the junction with Church Street (A38) take a right turn into Church Street. Proceed to the next roundabout proceeding straight across and taking a left into Highbridge Quay where Charlotte Court will be found on your right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room 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:

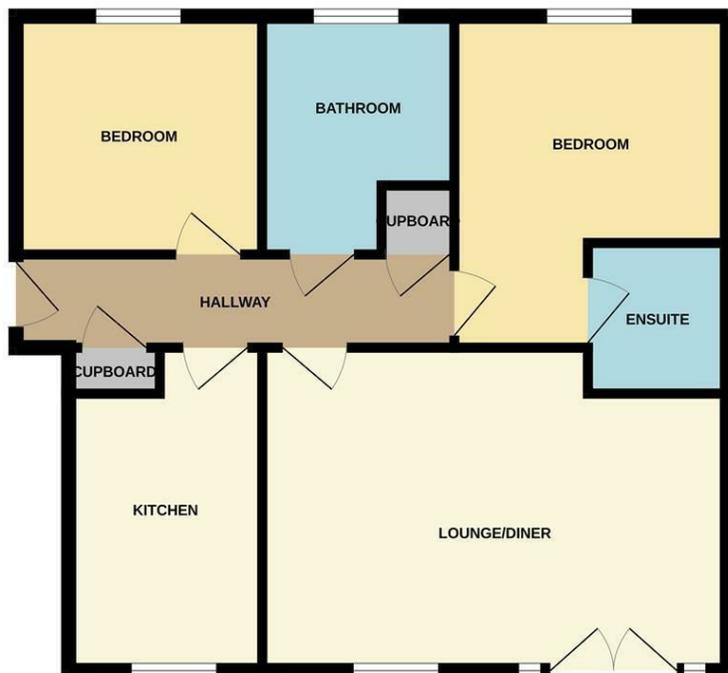
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

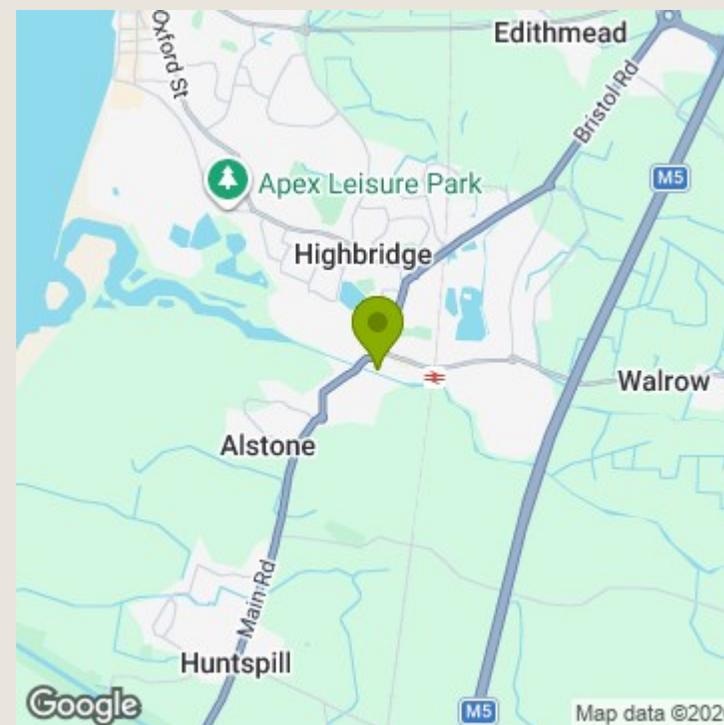
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## 26 CHARLOTTE COURT



While 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 is given 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](mailto: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

