

Wembdon Road
Bridgwater
TA6 7EN




JOSEPH CASSON
the estate agency your home deserves





£89,950

- Ground Floor Apartment
- Development for the 55's and over
 - One Bedroom
 - One Bathroom
 - Lounge
 - Kitchen
- Communal Lounge, Laundry and Gardens
 - Residents Parking
 - No Onward Chain

NO ONWARD CHAIN. This well-presented one-bedroom ground-floor apartment features patio doors that overlook—and open directly onto—the communal gardens. The development, completed in the 1980s, was designed specifically for the retirement market. It is situated on the popular western side of the town and benefits from residents' parking, a laundry room, and a communal lounge.

ACCOMMODATION

The internal accommodation briefly comprises a communal entrance, hallway, lounge, kitchen, bedroom, and bathroom. Residents also benefit from a communal lounge, laundry room, well-maintained communal gardens, and residents' parking.

LOCATION

Only a few minutes from Bridgwater town centre, Aspen Court is ideally positioned close to a wide range of amenities and further benefits from excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Leasehold. 125 years from 01/01/1989 (Approx. 88 years remain)

Estate/Management Charge: £1618.92 per annum - includes Caretaker monitoring, communal facilities & water rates.

Ground Rent: £142 per annum

EPC Rating: D

Council Tax Band: A

UTILITIES

Water supply: Mains

Sewerage: Mains

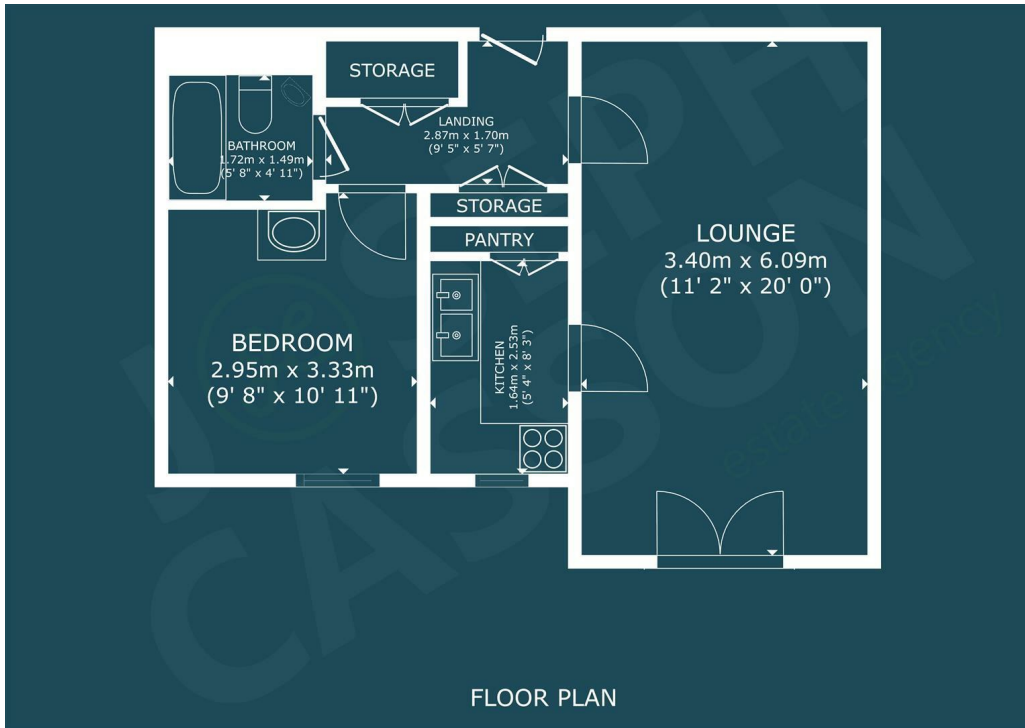
Electricity Supply: Mains

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

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:

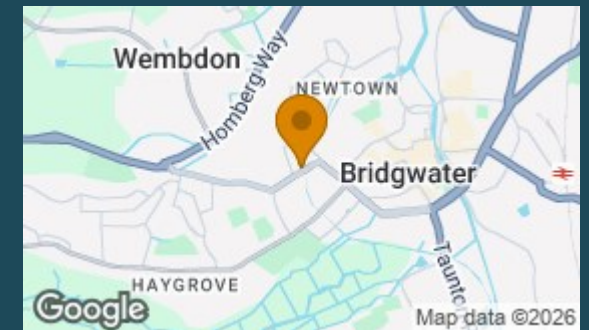
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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

www.josephcasson.co.uk



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