

£110,000
Leasehold





Features

- ** Investment Opportunity **
- * Being Sold with Tenant in Situ *
- 2 Bedroom Purpose Built Flat
- One Parking Space

Summary of Property

**** INVESTMENT PROPERTY TO BE PURCHASED WITH TENANTS IN SITU ****

A third floor purpose built modern apartment with two bedrooms and views over the River Brue.

This Bellway Homes Limited substantial block is built of brick and block cavity walls with a tiled, felted and insulated roof. The flat offers pleasing modern accommodation and ideal for purchase as an investment property.

The flat consists of one reception room, a kitchen, two bedrooms (one with en-suite) and a bathroom. The master bedroom is a true sanctuary, featuring an en-suite shower room adds to the comfort and convenience of this property. The living area, with a 'Juliet' style balcony enjoy views over the river.

The property stands out not only for its individual features but also for the communal gardens and excellent views. The property also had the added convenience of an allocated parking space.

The flat is also located close to Highbridge town centre which provides shopping facilities. Other amenities nearby include schools, restaurants, churches and a doctors surgery. Access to the M5 Junction 22 at Edithmead to The North and Junction 23 to The South. Mainline railway station in Highbridge, approximately 300 yards away.

Room Descriptions

Accommodation:

Entrance Hall:

Personal front door leads to into entrance hall, entry phone, dimplex heater, airing cupboard and doors off to all other rooms.

Lounge:

Double glazed window, dimplex heater, television point, patio doors to 'Juliet' style balcony. Archway through to:

Kitchen:

Range of wall, base and drawer units, single drainer stainless steel sink unit with mixer tap, fitted electric oven and 4 ring hob with cooker hood over, plumbing for washing machine and part tiled walls.

Bedroom One:

Double glazed window, dimplex heater, power points. Door into:

En-suite shower room:

Frosted double glazed window, corner shower cubicle, low level w/c, pedestal hand wash basin,

light with shaving plug, extractor fan, dimplex heater.

Bedroom Two:

Double glazed window, dimplex heater, power points.

Family Bathroom:

White suite comprising panelled bath with shower over, low level w/c, pedestal hand wash basin, light with shaving plug, extractor fan, part tiled walls.

Outside:

One car parking space.

Outgoings:

Lease Date: 28 July 2006

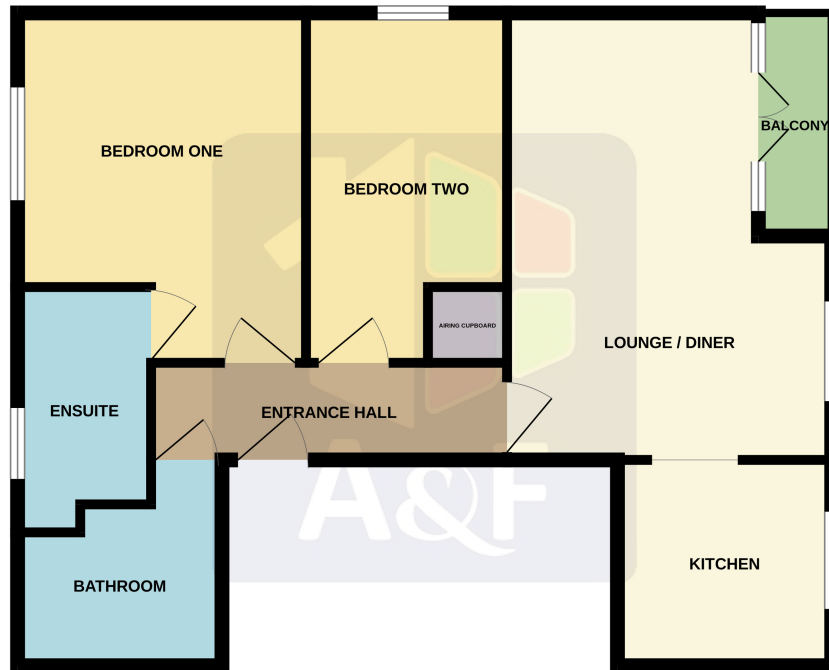
Lease Term: 150 years from 1 January 2005

Annual Ground Rent: £150

Annual Service Charge: £1010.94

Floorplan

GROUND FLOOR



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 as to their operability or efficiency can be given.
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Material information					
Local Authority		Council Tax Band & Fee			
(Sedgemoor) Somerset		Band	A		
		Annual Price	£1,500.31		
Energy Performance Rating				C 71	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected	Private Rights of Way	To gain access to and from Market Street on foot & cycle		
Heating	Electric Off Peak – Night Storage	Public rights of way	None known		
Water	Mains connected	Listed Property	Not aware		
Sewage	Mains Connected	Restrictions	Any Charges against the Property must be registered with permission from the Management Company		
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
Type:	FTTP	Basic Superfast Ultrafast FF	8 Mbps 77 Mbps . Mbps	209.64 ft ² 63.9 m ²	0.12 Acres
Mobile Coverage (info from signalchecker.co.uk)	O2 EE Vodafone Three	<div style="display: flex; justify-content: space-around;"> ● ● ● ● </div>		Satellite / Fibre TV Availability	BT Sky Virgin
Risks				Conservation Area	
Flooded in last 5 years	No – Annual Low Risk		No		
Flood Defences	Improvements Works to KSD		Coalfield & Mining Area		
Source of Flood	Surface Water River Brue Kings Sedgemoor Drain		No	Type :	
Planning Permission & Development Proposals					
Details: None					
Property Accessibility & Adaptations					
Details: None					
Building Safety					
Details: None					

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.