

Alexander Court, Highbridge Quay, Highbridge, Somerset. TA9
3TG

£135,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to market with no onward chain complications this two bedroom top floor purpose built apartment enjoying views to the rear of the river Brue and open countryside & situated within easy walking distance to local shops, amenities and railway station.

Personal front door leads into the entrance hall, electric Dimplex heater, communal entry phone, airing cupboard, door to kitchen with a range of units comprising base cupboards, drawers, wall mounted cupboards, electric radiator, built in oven and hob, single drainer sink unit, spotlights, double glazed window to rear.

The lounge/diner is a good size with double glazed French windows and Juliet balcony, further double glazed window, Dimplex electric heater.

There are two bedrooms, the master having an en-suite shower room and a separate family bathroom with three piece suite.

We understand the property has an allocated parking space.

Agents Note: Service Charge £458.48 until 30th June 2023 and Ground Rent £75.00 period of 1st January 2023 until 30th June 2023.

Length of Lease is 150 years from 1 January 2005.

We advise all prospective purchasers to check with their Solicitor the information stated above before proceeding.

FEATURES

- Purpose built top floor flat
- Two Double Bedrooms
- Primary Bedroom with En-suite Shower
- Lounge/Diner with Juliet Balcony
- Spacious Accommodation Throughout
- Allocated Parking
- No Chain Complications
- Leasehold with ~ 130 years remaining
- Council Tax Band - A
- EPC - TBC



ROOM DESCRIPTIONS

Accommodation

Communal entrance door with entry phone system to the communal entrance hall with meter cupboard and stairs rising to all floors.

Entrance Hall

Night storage heater, intercom entry phone, storage & airing cupboards plus access to roof space.

Lounge

18' 4" x 12' 7" (5.58m x 3.83m)
Electric night storage heater, double glazed window and upvc double glazed doors opening to the JULIETTE BALCONY with aspect over the River Brue

Kitchen

10' 3" x 8' 4" (3.12m x 2.54m)
Fitted with a range of wall and floor units to incorporate integrated electric oven hob and extractor fan, single sink drainer unit, plumbing for automatic washing machine, part tiled walls, space for fridge/freezer.

Master bedroom One

12' 10" x 8' 6" (3.91m x 2.59m)
Upvc double glazed window, television point, telephone point. electric panel heater.

En suite Shower Room

5' 9" x 5' 9" (1.75m x 1.75m)
Corner shower cubicle with mixer,

pedestal wash hand basin and close coupled w.c. Electric panel heater, light/shaver point, extractor fan. Part tiled walls.

Bedroom 2

12' 9" x 9' 2" (3.88m x 2.79m)
Electric panel heater, upvc double glazed window.

Bathroom

9' 2" x 6' 6" (2.79m x 1.98m)
Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled w.c. Electric panel heater and upvc double glazed obscured window. Electric shaver point, extractor fan and part tiled walls.

Parking

Allocated parking space.

Disclaimer

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

