

Asking Price  
£100,000  
Leasehold







## Flat 22 Alexander Court Highbridge Quay, Highbridge, Somerset TA9 3TG



### Features

- Lease dated: 31 July 2007
- Lease Term: 150 years from 1 Jan 2005
- 1 Bedroom, Purpose-Built Flat
- Off-Peak Electric Heating
- Double Glazing
- One Car Parking Space
- Views overlooking the River Brue
- Approx. 300 yards from mainline Railway Station

### Summary of Property

Pleasantly situated on the ground floor of this purpose-built block of flats which is located on the bank of the River Brue. The flat is also located close to the centre of Highbridge which provides various supermarket and shopping facilities, together with other amenities including churches, schools, restaurants, public houses and 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.

This purpose-built block of flats is constructed of brick and block cavity walls with a tiled, felted and insulated roof.

Benefitting from Mains Electricity, Water & Drainage. Vacant Possession on Completion.

EPC: C75 Council Tax Band: A (£1,500.31 for 2024/25)

## Room Descriptions

### ACCOMMODATION

#### ENTRANCE HALL

Entrance door, 'Dimplex' panel heater, entry phone system and built-in cupboard.

#### LOUNGE: 5.51m x 4.01m / 18' 1 x 13' 2

'Designa' off-peak heater, double glazed window and double glazed doors to Juliette balcony with views over the River Brue.

#### KITCHEN: 2.93m x 1.94m / 9' 7 x 6' 4

Single drainer stainless steel sink unit with mixer tap. Range of base, wall and drawer units. Fitted electric oven and 4-ring hob with cook hood over. Plumbing for automatic washing machine. Part-tiled walls.

#### BEDROOM: 4.02m x 2.73m / 13' 2 x 8' 11

Double glazed window and 'Dimplex' panel heater.

#### BATHROOM:

White suite comprising panelled bath with shower attachment over, with rail and curtain. Low-level WC and pedestal wash hand basin. Part-tiled walls, double glazed window, shaver point, extractor fan and 'Designa' panel heater.

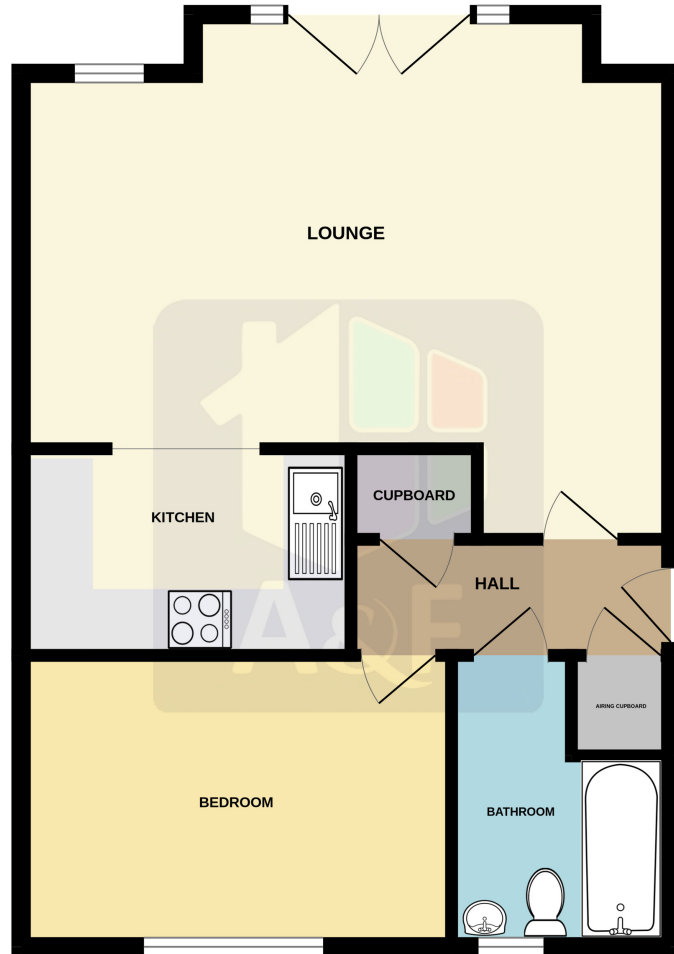
#### OUTSIDE

One car parking space.



# Floorplan

## GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Material Information

#### Utilities Services:

Mains Water, Electricity & Drainage are Connected

#### Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

#### Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### Planning Applications:

[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

Whilst 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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