

FOR SALE

£120,000



5 Alexander Court, Highbridge Quay, HighbridgeTA9 3TG

- EPC: C77
- Council Tax Band A
- Allocated Parking Space
- 2 Bedrooms, 2 Bathrooms
- Large lounge and dining area

- Close to amenities & local transport links
- Ground Floor Flat
- No Planning Applications Registered
- No Building Safety Issues Reported
- No Mining in this Area



A & F Property Group
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PROPERTY DESCRIPTION

**** Investment Property to be sold with tenants in situ****

This property represents an outstanding investment opportunity, as it is being sold with a tenant in situ under an Assured Shorthold Tenancy (AST). This makes it ideal for those looking to expand their portfolio with a property that offers an immediate rental income.

The block itself is constructed with brick and block cavity walls, topped with a tiled, felted, and insulated roof. This well-positioned flat is located on the ground floor of a purpose-built block, nestled on the banks of the River Brue. It is also conveniently close to Highbridge town, offering a supermarkets, shopping options, and essential amenities, such as churches, schools, restaurants, pubs, and a doctor's surgery. The property benefits from easy access to the M5, with Junction 22 to the north and Junction 23 to the south. Highbridge's mainline railway station is approximately 300 yards away.

The flat comprises a spacious reception room, a kitchen, two bedrooms (one with an en-suite), and a bathroom. The living area features a 'Juliet' style balcony, offering views over the river.

EPC: C 77 (22/07/2021) Council Tax Band: A £1,633.42 2025/26

Leasehold - 130 Years remaining

Ground Rent - £150 per annum

Standing Charge - £1,010.94 per annum

Current Rent - £600 pcm

Market Value Rent - £750 pcm. The net rental yield at that rent would be 6.53%.



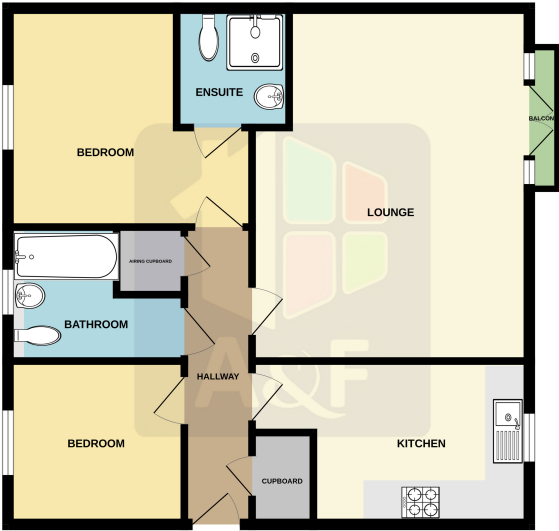
ROOM DESCRIPTIONS



FLOORPLAN



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 can be given for their operation or efficiency. See the plan for details.