

Guide Price  
£99,950  
Leasehold

Investment Property - Tenant in Situ







## Charlotte Court, Highbridge Quay, Highbridge, Somerset TA9 3TE



### 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.

EPC: C71 (18/12/2018)

Council Tax Band: A £1,633.42 for 2025/26

Current rent £625 per calendar month - last reviewed 06/24.

# 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.

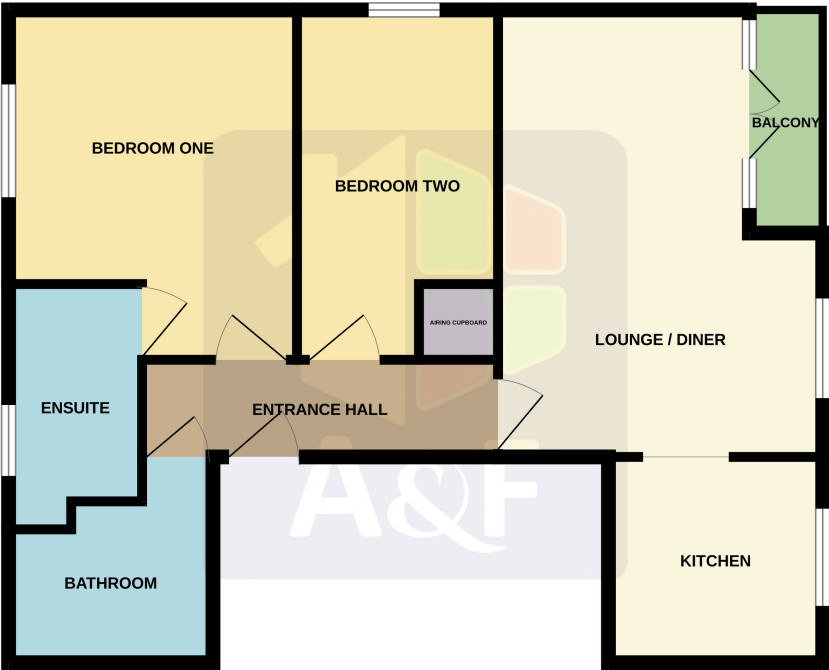
**Outgoings:**

- . Lease Date: 28 July 2006
- . Lease Term: 150 years from 1 January 2005
- . Annual Ground Rent: £150
- . Annual Service Charge: £1010.94
- . Current Rental Agreement: £625 PCM



Material Information
Council Tax Band & Charge for Current Year
Band: A    £1,633.42
EPC Rating & Date Carried Out
C71    (18/12/2018)
Building Safety Issues
None Reported
Mobile Signal
<a href="#">Ofcom Mobile Coverage Checker</a> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Ofcom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
<a href="#">nPerf Mobile Coverage Map</a> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-/signal?ll=20&amp;lg=0&amp;z=3">https://www.nperf.com/en/map/GB/-/-/signal?ll=20&amp;lg=0&amp;z=3</a>
<a href="#">Mast Data Mobile Mast Summary</a> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
None Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 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 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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