

Guide Price
£125,000





Material Information	
Council Tax Band & Charge for Current Year	
Band: A	£1,633.42 2025/26
EPC Rating & Date Carried Out	
C79	(10/10/2022)
Building Safety Issues	
None Reported	
Mobile Signal	
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).	
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/isignal?ll=20&lg=0&zoom=3	
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage	
Construction Type	
Standard Construction	
Existing Planning Permission	
None Currently 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	

Features

- First floor flat
- Allocated parking space
- Two bedrooms
- Two bathrooms
- Council Tax Band A
- Juliet balcony
- Close to local amenities
- Electric heating and Double Glazing

Summary of Property

New to the market is a well-positioned flat located on the first floor of a purpose-built block, nestled on the banks of the River Brue. 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.

Outside the flat has one allocated parking space.

It is also conveniently close to Highbridge town, offering 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 block itself is constructed with brick and block cavity walls, topped with a tiled, felted, and insulated roof.

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Room Descriptions

Accommodation:

Entrance Hall:

Entrance door, 'Dimplex' panel heater, entry phone system and built-in cupboard housing the hot water cylinder.

Lounge: 5.41m x 3.81m (17' 9" x 12' 6")

Double glazed window and double glazed doors to Juliette balcony with views over the River Brue. Archway to:

Kitchen:

Rear aspect double glazed window, range of wall, base and drawer units, contrasting worktop, integrated 'Delonghi' oven, 'Belling' 4 ring hob with 'Belling' cooker hood over, single drainer stainless steel sink unit, space for an upright fridge freezer and plumbing for an automatic washing machine.

Bedroom One: 4.24m x 3.54m (13' 11" x 11' 7")

Front aspect double glazed window, 'Dimplex' panel heater. Door to ensuite:

Ensuite Shower Room:

Front aspect frosted double glazed window, white suite comprising shower cubicle, low level w/c, pedestal hand wash basin, light with shaver point, extractor fan, 'Dimplex' panel heater.

Bedroom Two: 4.26m x 2.43m (14' 0" x 8' 0")

Side aspect double glazed window, 'Dimplex' panel heater.

Bathroom:

White suite comprising panelled bath with shower attachment, low level w/c, pedestal hand wash basin, light with shaver point, part tiled walls, extractor fan and 'Dimplex' panel heater.

Outside:

One allocated parking space.

Services:

Mains electricity, water and drainage are connected.

Tenure:

Leasehold - 5th January 2005

Term - 150 years from 1st January 2005

Highbridge Quay (Highbridge) Management Company Limited:

Ground Rent - £150

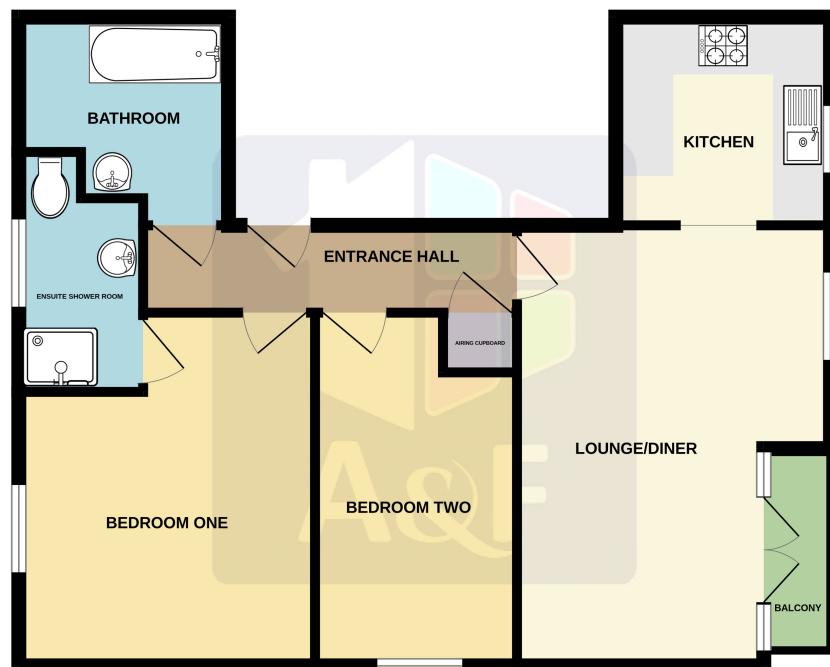
Service Charge - £1010.94

Vacant possession on completion.



Floorplan

GROUND FLOOR



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 operation or efficiency can be given.
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