



A 2 Bedroom Ground Floor Flat With Tenants In Situ

- EPC: C77
- 2 Bedrooms, 2 Bathrooms
- Ground Floor Flat
- No Mining in this Area
- Council Tax Band A
- Large lounge and dining area
- No Planning Applications Registered
- Allocated Parking Space
- Close to amenities & local transport links
- No Building Safety Issues Reported

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

**** 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

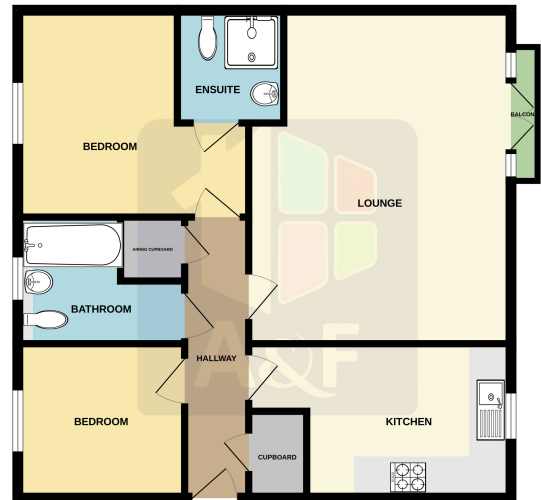
Ground Rent - £150 per annum

Standing Charge - £1,010.94 per annum

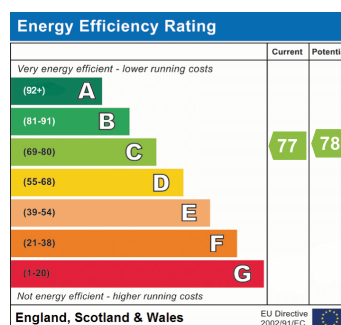
Current Rent - £600 pcm

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

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of all 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 not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency. Please see the EPC for further details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>