

Guide Price
£104,950
Leasehold



A&F

Refuse & Dispos



Features

- Grand converted building
- Near railway station
- Walking distance to amenities
- No onward chain complications
- Covered allocated parking space
- Fantastic investment opportunity
- First time buyer
- Double glazing throughout

Summary of Property

Presenting for sale, a neutrally decorated flat situated in a grand converted building. This desirable property is part of a small collection of flats, offering a sense of exclusivity and community. The flat boasts two well-proportioned bedrooms, a single bathroom and a open plan kitchen/living space which is perfect for entertaining or relaxing.

The flat is currently rated D for energy performance, indicating a balance between comfort and sustainability. It falls within council tax band B, making it a financially sensible choice.

The location of the property is a key selling point. It is well-positioned for access to Burnham on Sea and Bridgwater, making it ideal for commuters or those who enjoy seaside living. Highbridge and Burnham Railway Station is a mere short walk away, offering further transport links.

The property is also within walking distance to a variety of shops and amenities in Highbridge. This convenience adds to the appeal, making daily errands effortless.

Offered for sale with no onward chain complications and a covered allocated parking space this two-bedroom first floor flat is an attractive investment opportunity. It currently would command £725 per calendar month in rent, demonstrating its potential for a steady income stream.

In summary, this property offers a rare combination of intrinsic charm, modern comforts, and practical amenities. Whether as a comfortable home or a rewarding investment, it represents an opportunity not to be missed.

Room Descriptions

About the property:

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ACCOMMODATION

COMMUNAL ENTRANCE, HALL, LANDING & STAIRS

ENTRANCE HALL:

Entrance door

LOUNGE WITH KITCHEN AREA: 5.10m x 4.60m (16' 9" x 15' 1")

Four double-glazed windows, range of base and wall units, sink unit, electric four-ring hob and gas-fired boiler.

BEDROOM: 3.60m x 3.00m (11' 10" x 9' 10")

Double-glazed window

BEDROOM: 3.20m x 1.90m (10' 6" x 6' 3")

Double-glazed window.

BATHROOM:

Panelled bath, pedestal wash hand basin and low-level WC.

OUTSIDE:

Car port

Agents notes:

999 year lease from 1 October 2005.

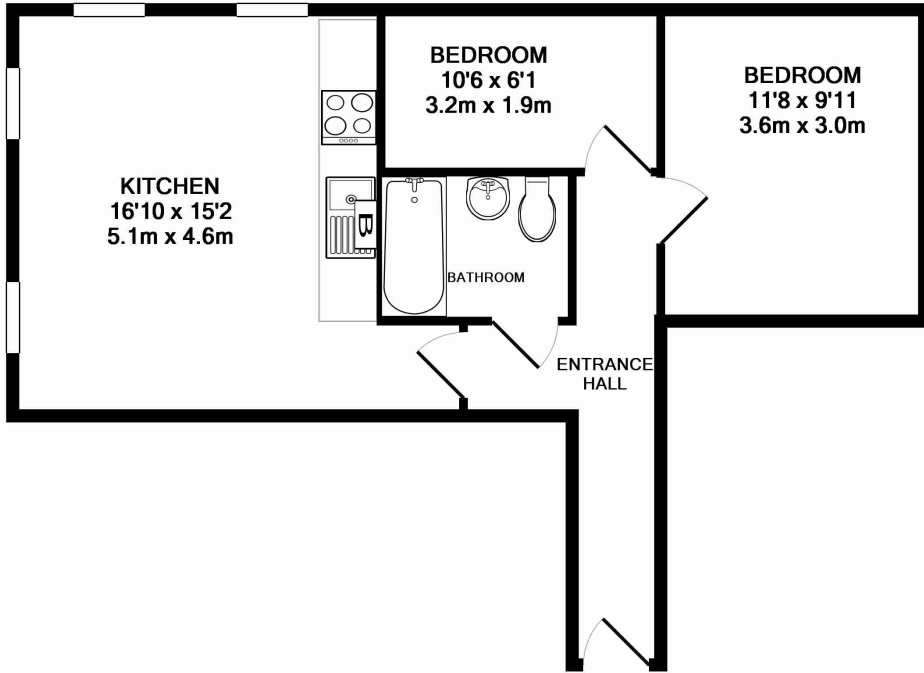
Sub-lease dated: 14/03/2006

The quarterly Service Charge is £397. The reserve fund is variable, dependable on repairs etc.

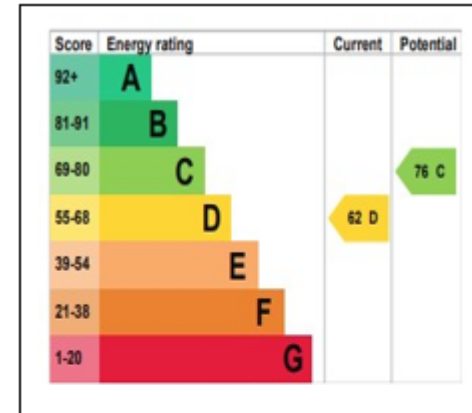
Information supplied by vendor.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Local Authority Somerset	Council Tax Band B Annual Price: £1,703
Conservation Area No	Flood Risk Low
Floor Area 210ft sq. / 48m sq.	Plot Size
Mobile Coverage	Broadband
EE ●	Basic 8 Mbps
Vodafone ●	Superfast 152 Mbps
Three ●	Ultrafast Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin X	