

Guide Price
£110,000
Leasehold





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



Features

- Top Floor River Views
- Modern Purpose-Built Flat
- Two Double Bedrooms
- Spacious Bright Lounge
- En Suite Shower Room
- Allocated Parking Space
- Double Glazing Throughout
- Electric Heating System
- Excellent Transport Links
- Leasehold From 2007

Summary of Property

This purpose-built two-bedroom top-floor flat forms part of a modern development close to Highbridge town centre. The property offers light and spacious accommodation with double glazing, electric heating, and a designated parking space, making it ideal for first-time buyers, investors, or downsizers seeking convenience and comfort.

A communal entrance with hall and stairs leads up to the top floor. The private entrance hall includes two storage cupboards and access to all rooms. The generous lounge (18'1" x 12'5") features a UPVC double-glazed window and south-facing French doors with river views, plus TV and telephone points. The kitchen (12'4" x 8'5" max) is well-fitted with a range of wall and base units, contrasting worktops, and integrated electric oven, four-ring hob, and extractor fan. There is plumbing for a washing machine, space for an upright fridge/freezer, and an additional electric heater. The main bedroom (13' x 11'2") benefits from an en-suite shower room with cubicle, wash hand basin, and WC. The second bedroom (12'8" x 9'1" max) is also a good size, complemented by a main bathroom (9'1" x 6'5" max) with panelled bath, wash basin, and WC.

Outside, there is one allocated parking space. Leasehold – 150 years from 2007. Ground Rent: £TBC per annum (six-monthly). Service Charge: £TBC per annum (over 10 months).

Conveniently located for local amenities, transport links, and access to Burnham-on-Sea, the M5, and surrounding towns.

EPC: TBC (01.01.0000)

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

Room Descriptions

Communal Entrance:

Secure communal door with hall, stairs, and landing leading to the top floor.

Entrance Hall:

Wall-mounted electric heater, smoke detector, intercom phone, built-in cupboard housing the consumer unit, and airing cupboard containing the hot water cylinder, immersion heater, and slatted shelving.

Lounge – 18'1" x 12'5" (5.51m x 3.78m):

A spacious, bright room with UPVC double-glazed window and south-facing French doors with matching side panel offering attractive river views. Wall-mounted electric heater, TV and telephone points.

Kitchen – 12'4" x 8'5" (3.76m x 2.57m) max:

Fitted with a range of base and wall units, contrasting worktops, and a stainless-steel single drainer sink with mixer tap. Integrated electric oven, four-ring hob, and extractor fan/light. Plumbing for washing machine, space for upright fridge/freezer, adjustable light fitting, UPVC double-glazed window, electric heater, and smoke detector.

Bedroom One – 13'0" x 11'2" (3.96m x 3.40m):

UPVC double-glazed window, electric heater, and door to:

En Suite Shower Room:

Comprising shower cubicle, pedestal wash hand basin with mixer tap, and low-level WC. Electric heater, shaver light/point, and extractor fan.

Bedroom Two – 12'8" x 9'1" (3.86m x 2.77m) max:

UPVC double-glazed window and electric heater.

Bathroom – 9'1" x 6'5" (2.77m x 1.96m) max:

Part tiled and fitted with a white suite comprising panelled bath with mixer tap/shower attachment, pedestal wash hand basin with mixer tap, and low-level WC. Electric heater, shaver light/point, extractor fan, and obscure double-glazed window.

Outside:

Allocated parking space for one vehicle.

Tenure:

Leasehold – 150 years from 2007

Ground Rent: £*** per annum (payable six-monthly)

Service Charge: £*** per annum (payable over 10 months, February–November)

Location:

The property lies within easy reach of Highbridge town centre with its schools, pubs, takeaways, and supermarkets. Regular bus services and mainline railway station are nearby, while Burnham-on-Sea seafront and the M5 (Junction 22, Edithmead) are both just a short drive away, offering excellent access to Bridgwater, Taunton, Weston-super-Mare, and Bristol.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for the guidance of prospective buyers only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at any time.

Material Information
Council Tax Band & Charge for Current Year
Band: A £1,523.55 for 2025/26
EPC Rating & Date Carried Out
TBC
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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