



GIBBINS RICHARDS 

41 Lords Way, Bridgwater TA6 3SF

£129,950

GIBBINS RICHARDS 
Making home moves happen

This spacious two bedroom ground floor flat is offered for sale with NO ONWARD CHAIN and located in a convenient position fronting onto public green. Located on the northern fringe of the town the property is within walking distance to the town centre and ideal for those wishing to commute to Hinkley Point. Internally, the accommodation is fully double glazed and warmed by electric heating and comprises in brief; entrance hall, sitting/dining room, kitchen, two bedrooms and bathroom.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

Bridgwater's town centre lies within easy access and offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
TWO BEDROOMS
GROUND FLOOR
WALKING DISTANCE TO TOWN CENTRE
IDEAL FIRST TIME/INVESTMENT PURCHASE
RESIDENTS PARKING
FULL DOUBLE GLAZING
OVERLOOKING GREEN SPACE
999 YEAR LEASE FROM 2002





Entrance Hall

Sitting/Dining Room

14' 10" x 11' 9" (4.52m x 3.58m) Front aspect window. Feature fireplace.

Kitchen

9' 9" x 6' 1" (2.97m x 1.85m) Rear aspect window.

Bedroom 1

10' 9" x 10' 3" (3.27m x 3.12m) Front aspect window.

Bedroom 2

10' 2" x 9' 5" (3.10m x 2.87m) (maximum) Rear aspect window.

Bathroom

Rear aspect window. White three piece suite.

Outside

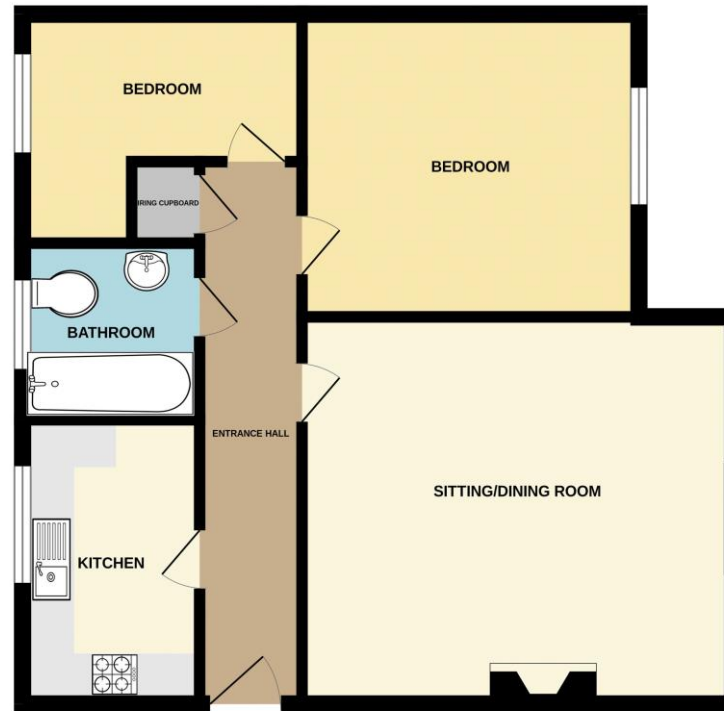
The property fronts onto public green area. To the rear of the property is an allocated parking area with a compound and bin store.

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 1st January 2002. We have been advised that the annual Ground Rent is £189.30. There is also an annual Estate Service Charge of £110.76 and Block Service Charge of £782.76 payable to Carnival Walk. Full details of the Lease together with service charges etc can be made available by your Legal Representative.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.
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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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