



2 Royal Drive
Bridgwater, TA6 4FT

Fixed Price £115,000

Tamlyns

PROPERTY DESCRIPTION

A well presented one bedroom Top floor apartment, The accommodation comprises of: Entrance hallway, one Spacious bedroom, Bathroom and Open plan Living room/Kitchen/Dinner. The property also benefits from an allocated off-road parking space, gas central heating and fully double glazed. EPC: TBF

Local Authority

Sedgemoor Council Tax Band: A

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Lounge/Kitchen

18'7 x 12'2 (5.66m x 3.71m)
Open Plan Kitchen and Sitting Room.

Bedroom

11'7 x 11'3 (3.53m x 3.43m)

Bathroom

6'10 x 6'3 (2.08m x 1.91m)

Balcony

Material Information

Services: Mains gas, electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location

Leasehold details:

Buildings Insurance: £4.32

Management fee: £9.48

Service Charge: £46.88

Monthly total: £60.68

Ground Rent: £100.00 for the first 33yrs rising to £200.00 for the next 33yrs and then £400 pa for the remainder of the lease term.

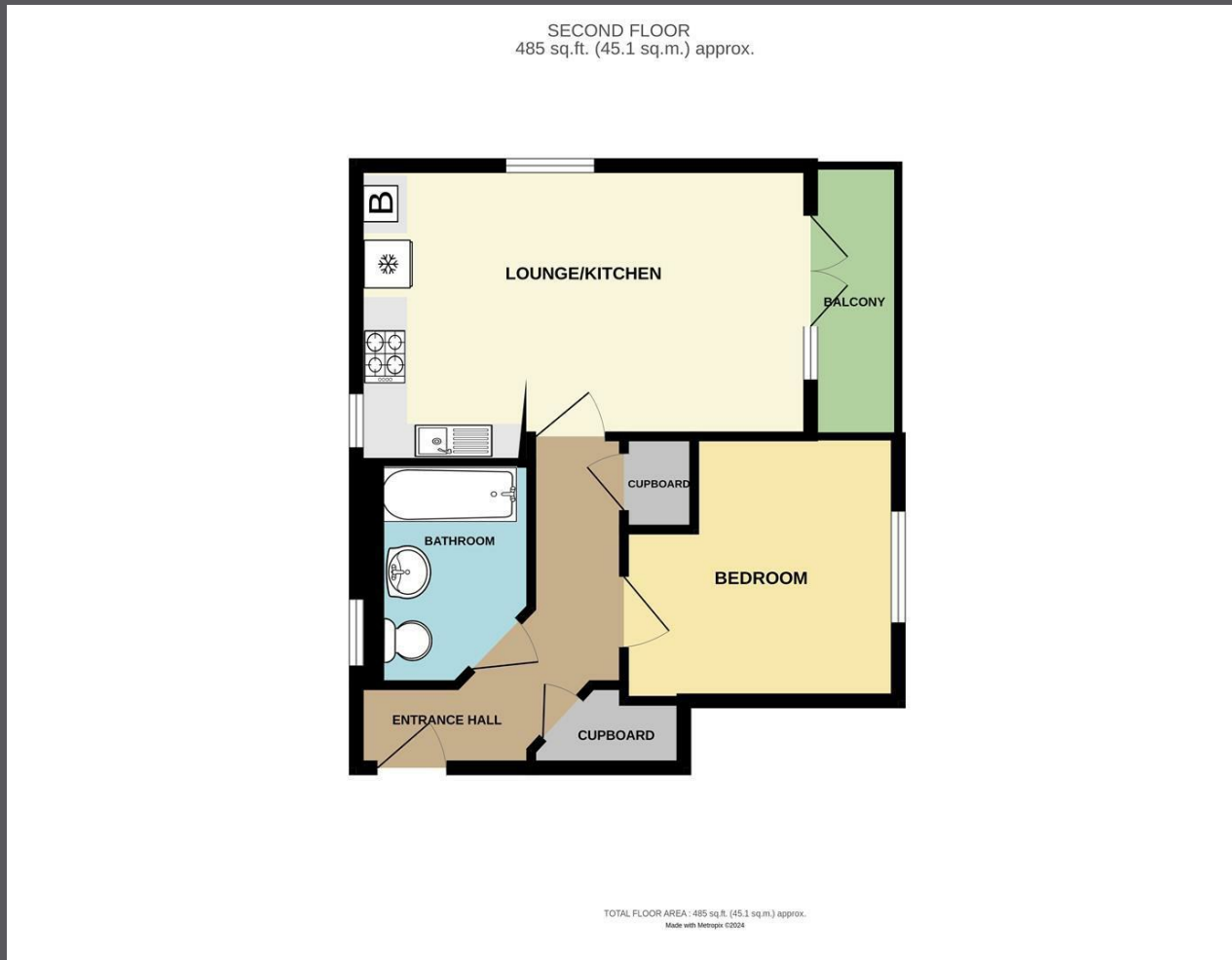
Agents Note:

The price advertising is for a 100% Ownership of the property. [formerly shared

ownership]

Subletting may be allowed, but this will depend on any restrictions in the lease.

PLAN



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

