4 River Court Highbridge Quay

Highbridge, TA9 3TH

Price £120,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase a purpose built two bedroom first floor flat situated in a convenient location close to Highbridge town centre.

Communal entrance hall* entrance hall* lounge/diner* kitchen* two double bedrooms* bathroom* allocated parking for one vehicle* electric heating* double glazed windows.
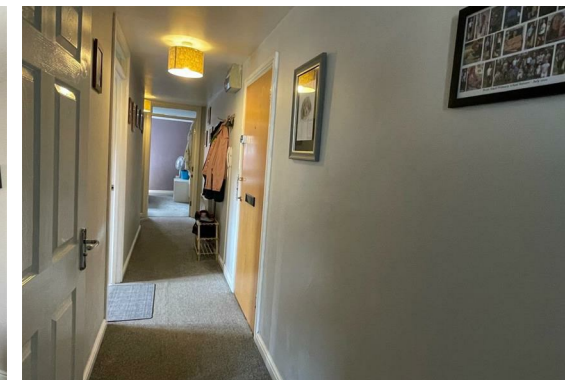
Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Door to the communal entrance hall with stairs rising to the first floor landing.

Entrance Hall

Security phone entry system, electric night storage heater, built in storage cupboard, built in airing cupboard and access to the:

Lounge/Diner

16'6" x 11'6" (5.03 x 3.53)

With dual aspect upvc double glazed windows to the front and rear, electric heater and television point.

Kitchen

8'7" x 6'9" (2.64 x 2.06)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, integrated electric oven, hob and extractor fan, plumbing for automatic washing machine and dishwasher. Space for fridge/freezer and upvc double glazed window to the side.

Bedroom 1

12'7" x 10'7" (3.84 x 3.25)

Upvc double glazed window to the front.

Bedroom 2

10'7" x 8'7" (3.25 x 2.62)

Upvc double glazed window to the rear, electric panel heater.

Bathroom

White suite comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin. Upvc double glazed obscured window to the side and electric heater.

Outside

A short distance from the property is the allocated parking space for one vehicle.

Description

A first floor apartment comprising entrance hall, good sized lounge/diner, fitted kitchen, two double bedrooms and family bathroom.

There is an entry phone security system and allocated off street parking for one vehicle.

Directions

From the junction 22 roundabout take a left turn towards Highbridge and continue along the A38. At the next roundabout proceed along the A38 (Church Street) to the next roundabout at the junction with Market Street. Proceed straight across taking the first left into Highbridge Quay. Proceed down Highbridge Quay and River Court will be found on the left hand side.

Tenure

Leasehold

PROPERTY DESCRIPTION

99 years from 1st April 2006

Service Charge (£81.56)

Ground Rent (£12.50)

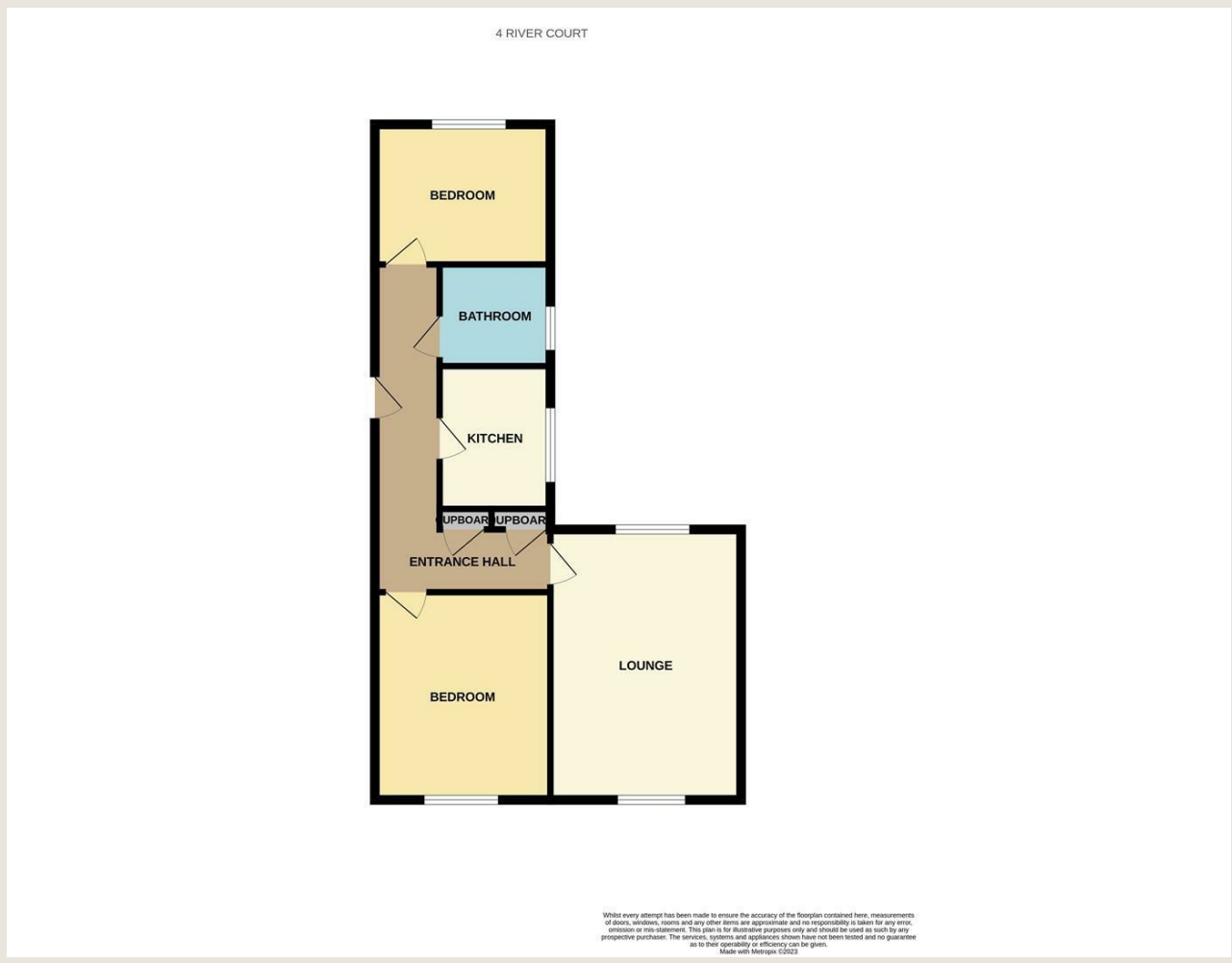Management Charge (£15.00)

Sinking Fund (£20.83)

4 RIVER COURT

BEDROOM

BATHROOM

KITCHEN

UPBOAR UPBOAR

ENTRANCE HALL

BEDROOM

LOUNGE

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

01278 793700

sales@berrymansproperties.net

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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations 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 are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:

Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT