



GIBBINS RICHARDS 
Making home moves happen

14 Bishops Court, North Street, Wellington TA21 8LT
£95,000

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A stunning, two bedroom garden apartment within this ever-popular over 55's complex. Having been lovingly updated by the current owner, with modern kitchen, shower room and cosmetics, the home is in a wonderful 'move-in' condition. The home is one of the few apartments to boast direct access to the attractive gardens.

Tenure: Leasehold / Energy Rating: TBC / Council Tax Band: B

Bishops Court is situated a pleasant, 5 minute stroll from the Wellington town centre which offers an excellent selection of shopping and recreational facilities to include a Sports Centre with swimming pool. Wellington benefits from a good range of both independently run shops and larger national stores such as the well renowned Waitrose

IMMACULATE TWO BEDROOM GARDEN APARTMENT
DIRECT ACCESS TO ATTRACTIVE GARDENS
MODERN KITCHEN, INSTALLED FIVE YEARS AGO
UPDATED HEATING SYSTEMS
PERFECT COSMETIC CONDITION
OVER 55'S COMPLEX

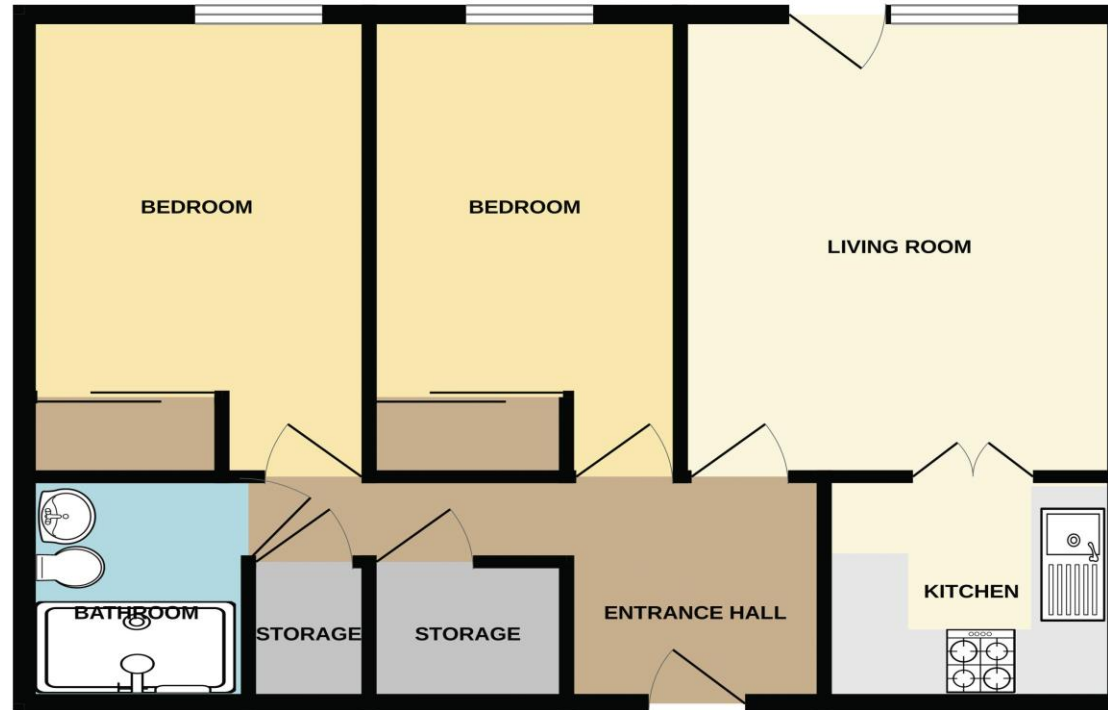




Hallway	With various storage cupboards
Living Room	14' 8" x 11' 3" (4.47m x 3.43m) Door leading to gardens
Kitchen	7' 3" x 6' 8" (2.21m x 2.03m) Newly installed kitchen 5 years ago, range of built in appliances
Bedroom One	14' 1" x 9' 5" (4.29m x 2.87m) With built in wardrobe
Bedroom Two	14' 3" x 8' 4" (4.34m x 2.54m) With built in wardrobe
Shower Room	
AGENTS NOTE The property is a leasehold apartment within an over 55's complex. There is a ground rent of £237.37, payable every 6 months, along with a 6 monthly service / maintenance charge of £2,180 (based on most recent payment)	



GROUND FLOOR



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 £30 + VAT (£36) **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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