



Apartment 2, Calabrese Court, Nokoto Drive, Bridgwater TA6 6WW
£105,000

GIBBINS RICHARDS 
 Making home moves happen

A smart well presented first floor one bedroom apartment located within walking distance to local shops and amenities as well as easy access to the M5 motorway at Junction 24. The property was built in 2013, the property is warmed by gas central heating, double glazing throughout, allocated off road parking and spacious open plan kitchen/dining/sitting room.

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

The property is located in a pleasant position within the 'Stockmoor' development which is just south of Bridgwater and provides easy access to the M5 motorway at Junction 24. It is also within walking distance to local shops and primary and secondary schools.

IDEAL FIRST TIME / INVESTMENT PURCHASE

CLOSE TO AMENITIES

EASY ACCESS TO M5 MOTORWAY

MODERN SPACIOUS APARTMENT

WELL PRESENTED THROUGHOUT

GAS CENTRAL HEATING

DOUBLE GLAZING

ALLOCATED OFF ROAD PARKING (PERMIT REQUIRED)

Entrance Hall

Doors to bathroom, bedroom, kitchen/dining/sitting room. Storage cupboard.

Bathroom

6' 7" x 6' 3" (2.m x 1.9m) Equipped in a modern suite comprising low level WC, wash hand basin, bath with overhead shower. Heated towel rail.

Bedroom

11' 6" x 10' 2" (3.5m x 3.1m) Front aspect window.

Kitchen/Dining/Sitting Room

22' 4" x 12' 2" (6.8m x 3.7m) Front aspect window, 'Juliet' balcony door. The kitchen area is fitted with a modern floor and wall cupboard units, space and plumbing for washing machine, integrated oven and hob.

Outside

Allocated off road parking to the rear of the property. A one off permit will be required from the Management Company at a cost of approximately £25. Visitor's parking is allowed for a maximum of 3 hours.

AGENTS NOTE

The property is offered for sale on a 'leasehold' basis with a term of 125 years from 2013. The annual ground rent is £299 and the service/maintenance charges are £1,668.76. Full details of the Lease and charges should be sought via your legal representative.

GROUND FLOOR



Information shown has been made to comply with the requirements of the Consumer Protection (Information) Regulations 2008. It is not intended to be a substitute for a professional valuation or a detailed survey. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided on the basis that it is correct and complete at the time of publication. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided on the basis that it is correct and complete at the time of publication.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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