



Flat 15, Cranleigh Court, 42-44 St John Street, Bridgwater TA6 5AL
£87,500

GIBBINS RICHARDS 
Making home moves happen

**** AVAILABLE WITH NO ONWARD CHAIN ****

This modern one bedroom top floor apartment would make an ideal first time/investment purchase. The accommodation comprises in brief; entrance hall, sitting/dining room with dual aspect windows providing plenty of natural light, modern fitted kitchen, bedroom and bathroom. The apartment is warmed by gas central heating and fully double glazed.

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

This top floor apartment is situated in a convenient location just a short walk from the town centre. Bridgwater's town centre offers an excellent range of shopping, leisure and financial amenities together with easy access to the M5 motorway at Junctions 23 and 24 and a mainline intercity railway station.

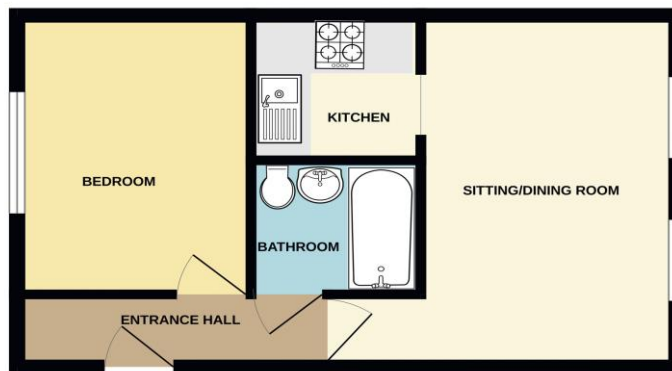
ONE BEDROOM TOP FLOOR APARTMENT
WALKING DISTANCE TO THE TOWN CENTRE
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
MODERN KITCHEN WITH BUILT-IN APPLIANCES
IDEAL FIRST TIME / INVESTMENT PURCHASE

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| Communal Entrance Entrance Hall | Stairs rising to second floor. Doors to bedroom, bathroom and sitting/dining room. |
| Sitting/Dining Room | 14' 3" x 12' 8" (4.35m x 3.85m) Dual aspect windows providing plenty of natural light. Opening into; |
| Kitchen | 6' 2" x 5' 10" (1.88m x 1.79m) Matching floor and wall cupboards. Integrated oven and hob with extractor fan over. Space and plumbing for washing machine. |
| Bedroom | 11' 4" x 8' 6" (3.45m x 2.58m) Side aspect window. |
| Bathroom | 6' 2" x 5' 5" (1.88m x 1.66m) Modern white three piece suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail. |

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 1st January 2007. There is an annual Ground Rent & Service/Maintenance Charge which is currently levied at £1,166.52. Full details of the Lease and charges can be sought via your legal representative.

2ND FLOOR



We have made every attempt to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/2015



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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