

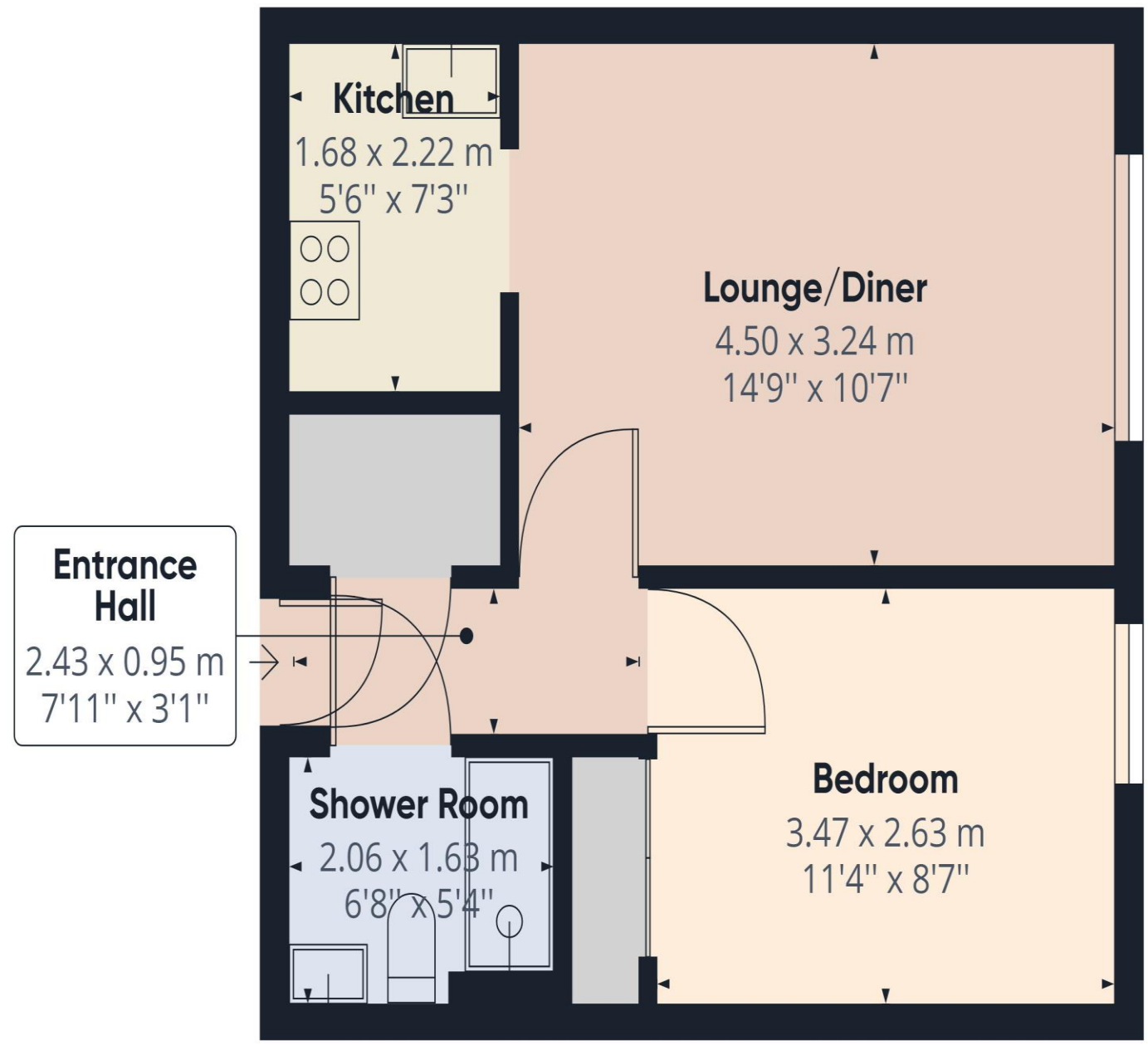


Flat 31 Homecastle House, Chandos Street, Bridgwater, TA6 3DL

£65,000 - Leasehold

Second/Top Floor Flat For the Over 60's | Well Presented Property With Ample Natural Light | One Double Bedroom With Built-In Wardrobe | Modern Shower Room | Un-Allocated Residents Parking | Electric Heating | Town Centre Location | Riverside Restaurant Within Walking Distance | Council Tax Band: A | EPC Rating: B





Approximate total area<sup>(1)</sup>  
36.64 m<sup>2</sup>  
394.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## THE PROPERTY

A one double bedroom retirement property for people aged 60 or over in a town centre location.

Situated a short walk from the shops and amenities in the town, this top/second floor apartment is also just a short walk from the riverside, restaurants and amenities at West Quay.

There is unallocated residents parking, a development manager, laundry room, residents' lounge, guest suite and a lift to all floors.

This is a secure upper floor apartment that is very well presented and well kept. There are views from the lounge which benefits from plenty of natural light and has open access to the kitchen.

The shower room is well proportioned, complete with a wash basin, WC and low maintenance bathroom/shower wall panels.

The property is fully UPVC double glazed and is warmed by electric heaters. We advise this to be a leasehold property.

Any intending purchaser should seek legal verification on the following information through their chosen solicitor/conveyancer, but we have been advised of a Service Charge of approximately £2,600 per annum and a Ground Rent of £438 per annum. The lease is a 99 year lease from 1986.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.