



86 Grenville Court, Waverley Wharf, Bridgwater, TA6 3TY

£150,000 - Leasehold

No Onward Chain | Two Bedroom Top Floor Apartment | Spacious Lounge | Balcony With Views Over Docks | Views From Kitchen | Electric Heating | Lift In Building | Ample Unallocated Residents Parking | Close To Town Centre | Council Tax Band: B & EPC Rating: C





lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS

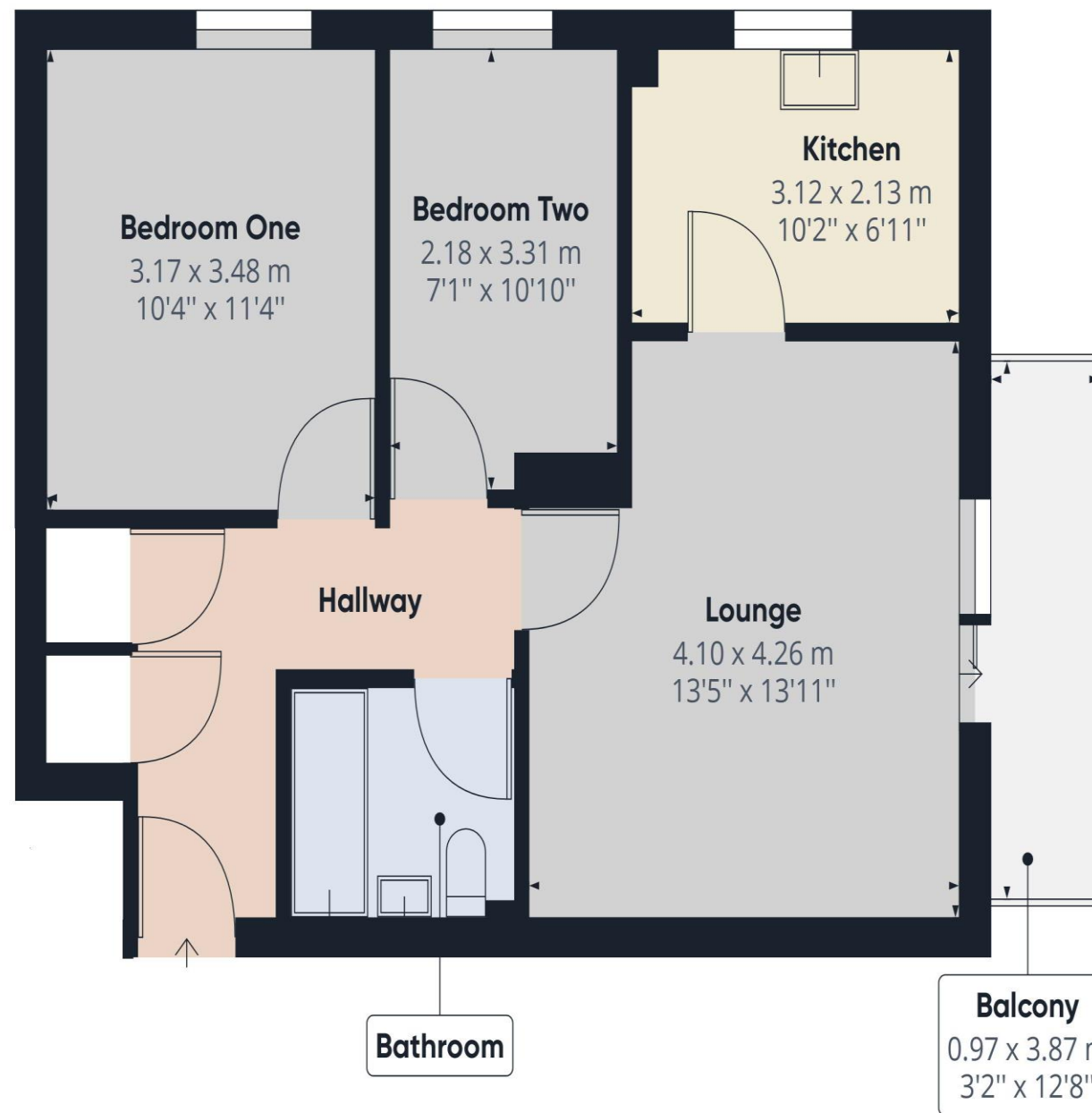


lees & waters  
ESTATE AGENTS



lees & waters  
ESTATE AGENTS





Approximate total area<sup>(1)</sup>

52.66 m<sup>2</sup>  
566.88 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

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG  
01278 418005 | [bridgwater@leesandwaters.co.uk](mailto:bridgwater@leesandwaters.co.uk) | [www.leesandwaters.co.uk](http://www.leesandwaters.co.uk)

## THE PROPERTY

Situated on the top and third floor, is this two bedroom apartment with south facing balcony and views over Bridgwater Docks. Available with NO ONWARD CHAIN the property has been recently redecorated and has a nice kitchen, which also has views across town. There is a spacious lounge and completing the accommodation is the bathroom with shower over the bath. The property is warmed by a mix of electric heaters and electric night storage heaters and is double glazed throughout. The two cupboards off the entrance hall provide storage and play host to the water tank. There is a lift to the building and the town centre can be reached by a short level walk through the new and exciting Northgate Yard complex. Outside there is ample residents parking which is unallocated and communal gardens. We have been advised that no pets are allowed. We have been advised of a 125 year lease which started in 1998, a Service Charge of £900 and Ground Rent of £100 per annum.

### Energy performance certificate (EPC)

Flat 66 Grenville Court Waverley Wharf BRIDGWATER TA6 3TY	Energy rating <b>C</b>	Valid until: 26 February 2033 Certificate number: 5400-2334-0722-6225-3273
---	---------------------------	---

Property type: Top-floor flat

Total floor area: 54 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.