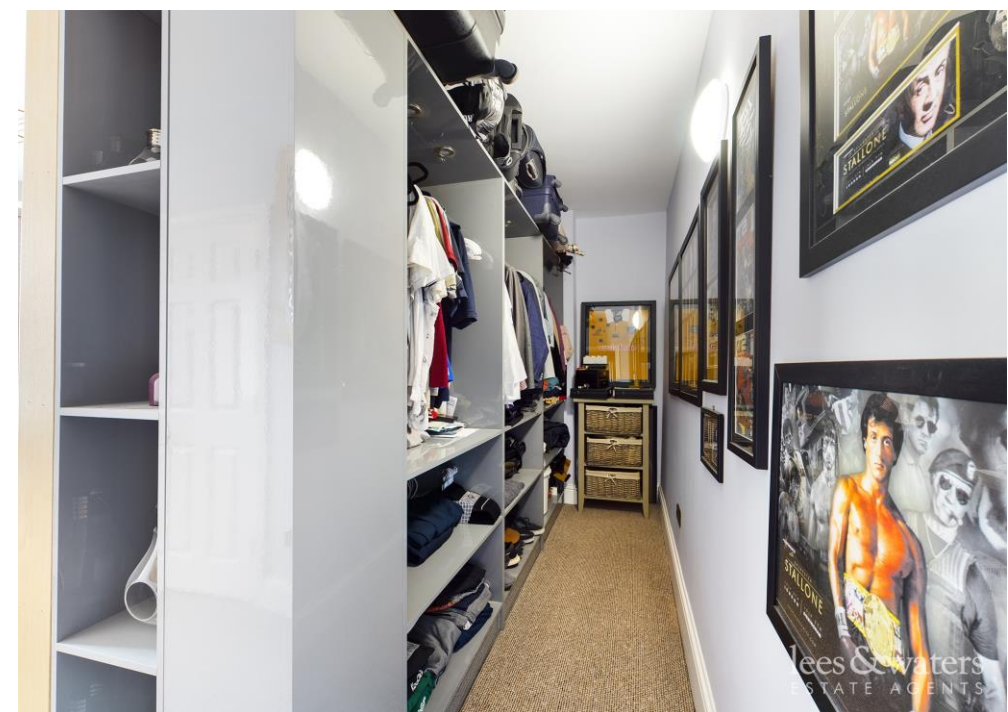


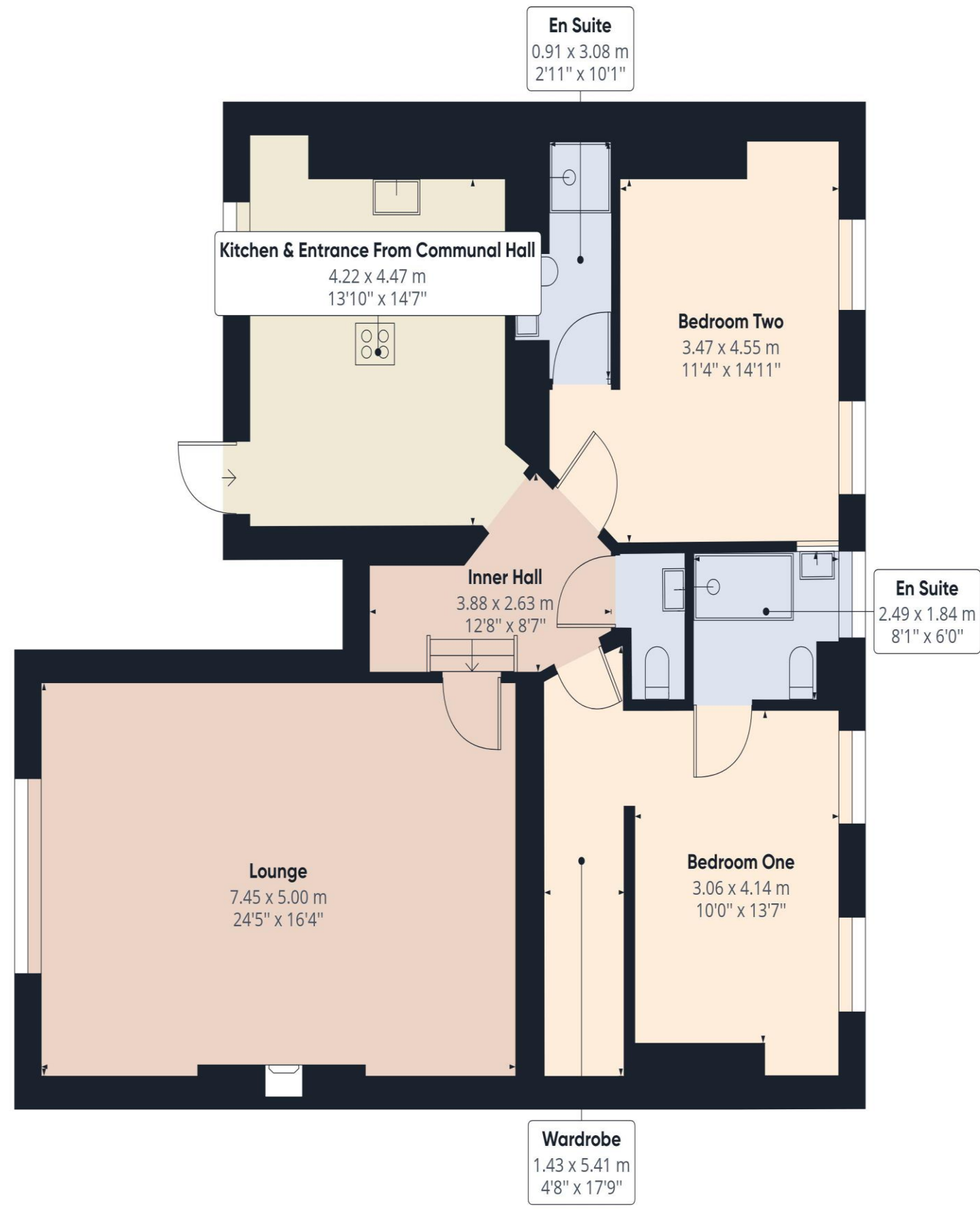


Apartment 2, 10 Castle Street, Bridgwater, TA6 3DB

Offers in Excess of £260,000 - Leasehold

Extremely Spacious Two Double Bedroom Apartment Situated in Mary Stanley House | Two En Suites, Plus Guest Cloakroom | Larger Than Many Three Bedroom Houses | 999 Year Lease Started 2006 | Service Charge Is £90 Per Month | No Ground Rent | Prestigious Town Centre Location | Allocated Off Road Parking | Grade I Listed | Council Tax Band: B & EPC Rating: N/A





Approximate total area⁽¹⁾
113.87 m²
1225.69 ft²

(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
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THE PROPERTY

Situated on beautiful Castle Street and walking distance from the town centre - this spacious and Grade I listed two double bedroom apartment is over 113 m² or 1225 ft².

To the rear of Castle Street and off Chandos Street, the property comes with one allocated parking space and there is a 999 year lease which started in 2006.

The Service Charge is £90 per month and there is no Ground Rent.

Located on the first floor of Mary Stanley House, the apartment is accessed via the communal hall and into the modern kitchen. There are two double bedrooms with en suites, a guest cloakroom and a large lounge/diner with wood burner and large window to the rear aspect.

The property is immaculately presented and must be seen to be fully appreciated.

We have been advised by our vendor that the building was built in the 1700's and then converted to five flats in 2006. Each flat owns 20% of the freehold and the owners look after their own Service Charge account with no external management company. The Service Charge is payable to Mary Stanley House Management Company Limited.

We do advise that you seek full details of the lease through your legal representative.

The property is on mains drainage and warmed by an electric heating system in addition to the aforementioned log burner.

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.