

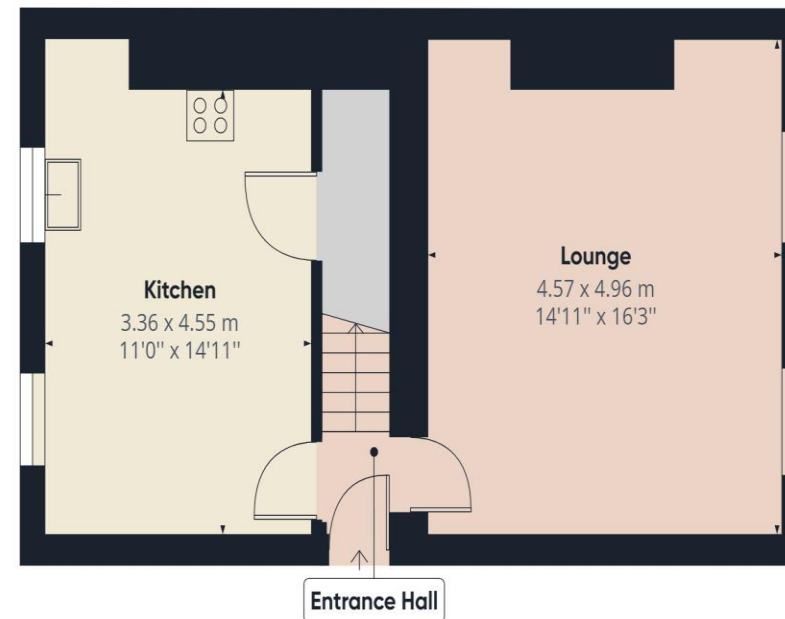


Apartment 3, 10 Castle Street, Bridgwater, TA6 3DB

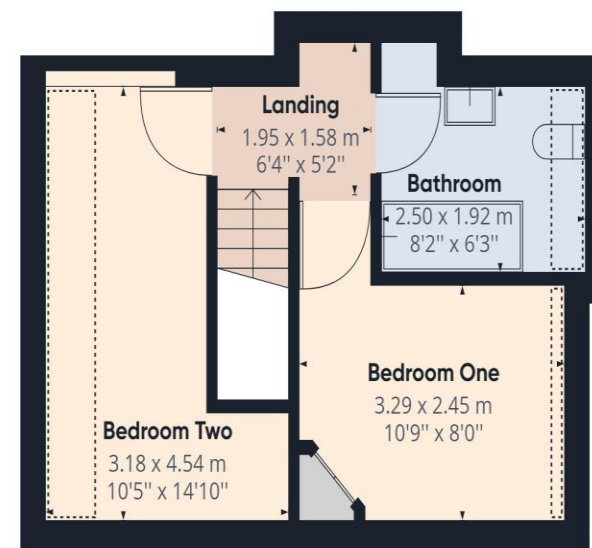
£239,995 - Leasehold

Grade I Listed | Two Double Bedroom Maisonette Over Second & Third Floors | Spacious Lounge | Stylish Kitchen/Diner |
Prestigious & Attractive Road | Extremely Well Presented | Electric Heating | Off Road Parking | Walking Distance From Town Centre |
Council Tax Band: B & EPC: TBC





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

70.53 m²

759.16 ft²

Reduced headroom

3.88 m²

41.74 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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 | www.leesandwaters.co.uk

THE PROPERTY

This fabulous two double bedroom maisonette needs to be seen to be fully appreciated.

Situated in a Grade I listed building and being the former Mary Stanley Hospital, both the building and road upon which it sits, hold significant history to our town.

Now this extremely well presented maisonette benefits from its central position and plenty of character.

Arranged over two floors, there is a kitchen/diner and lounge to the lower floor and the bedrooms and bathroom can be found to the upper floor.

Extremely well decorated and immaculately presented the property is warmed by an electric heating system and is spacious throughout.

Accessed off Chandos Street, there is parking to the rear of Castle Street. From the parking area you walk down the steps to what is the main access and communal hallway for the building. 'Apartment 3' can then be found on the second floor.

This is a fantastic property which really does need to be seen to be appreciated.

Please note that this is a leasehold property. The lease started circa 2006 and will run for 999 years from that point. The current service charge is £99 per annum and any owner will own one fifth of the freehold, along with the other four property owners at 10 Castle Street.

As you will own one fifth of the freehold you will have a say in how any management charges that are collected are spent on the building and maintenance.

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.