

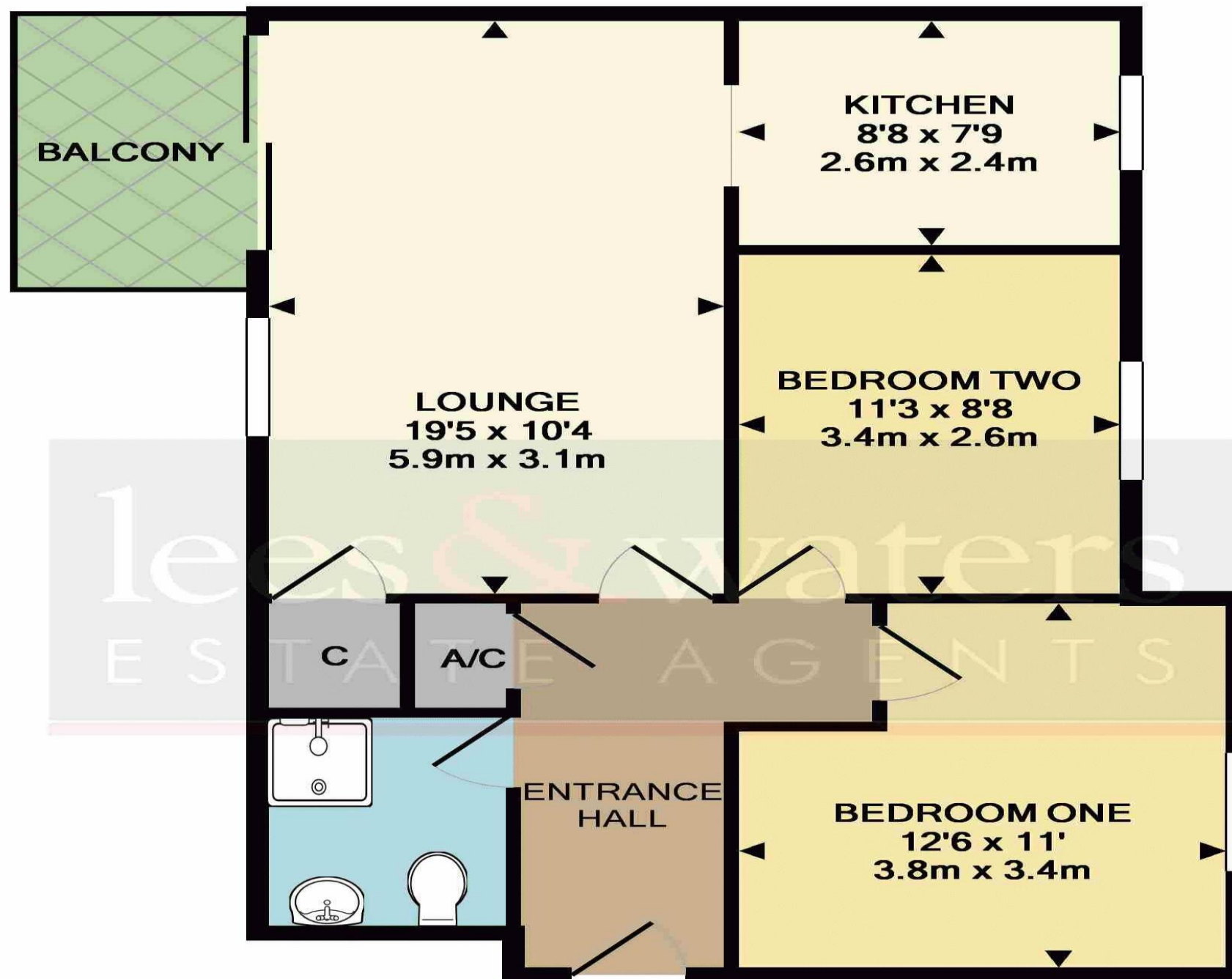


44 Sharman Court, Waverley Wharf, Bridgwater, TA6 3TU

Offers in the Region Of £100,000

Two Bedrooms | Large Lounge/Diner | Balcony Facing The Docks | No Onward Chain | Residents Parking |  
Walking Distance From Town | EPC Rating: TBC |





TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## THE PROPERTY

Two bedroom ground floor flat with large lounge available with residents parking and no onward chain.

Situated close to town and with a balcony facing the docks this is a great opportunity to pick up a property in a prime location.

We have been advised that there is a service charge of approx. £900 PA and a ground rent of approx. £75 PA. There is circa 974 years remaining on the lease.

**Dominika Chwiejczak**  
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Adviser



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### 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.