



nick tart

www.nicktart.com

4 Lonsdale Court, Bridgnorth WV16 4AB



Description

Having the makings of a great first time purchase is an apartment which forms part of this historic building situated just off Bridgnorth High Street and its many amenities. Being offered with no upward chain the property has an entrance hall, spacious sitting room, kitchen, two bedrooms and a bathroom. In need of cosmetic upgrading yet having a wealth of potential, the use of some fine communal gardens, views towards the Severn Valley Railway and the added bonus of having its own dedicated parking space.

Services

All mains services within the building. Council tax band A. Energy performance rating E.

Tenure – Share of the freehold.

Ground Rent/Service Charge £110 per month.

Offers in the region of £125,000

Directions

From the Nick Tart office in Whitburn Street, proceed to the High Street. Turn right & keep going till you come to West Castle Street. The property is situated behind the Eurasia Indian restaurant on the right, before the New Road.



Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

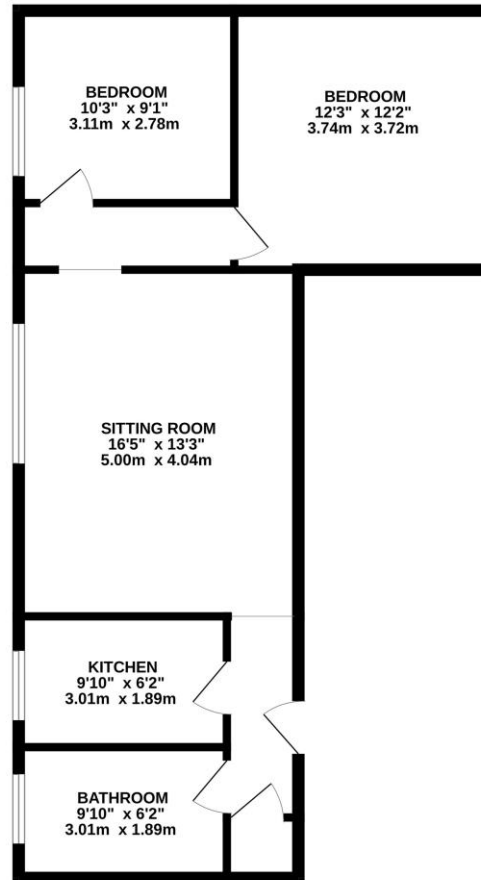
Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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