



Maddocks Court – £109,950 Leasehold

Linda Saunders | Estate Agents



18 Maddocks Court Bridgwater TA6 3TX

Linda Saunders Estate Agents is pleased to bring to market this conveniently located first floor apartment in this popular location at the historic Bridgwater Docks. The property is situated close to local schools and shops and further benefits from unallocated parking, communal gardens and is offered in good condition throughout.

The apartment comprises; kitchen, lounge/dining room, bedroom, and a modern bathroom. The property is likely to appeal to those requiring easy access to the town centre and therefore viewing is highly recommended. The property is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entry is via communal front door with personal phone entry system.

Main Entrance: Door into communal area and with stairs and lift rising to the first and second floors. Our property can be found to the ground floor.

Entrance Door: Door opening into: -

Inner Hallway: Doors to all rooms, smoke alarm, door intercom telephone,

spacious hallway with storage and airing cupboards, night storage heater and carpet as fitted.

Lounge/Diner: 14'08" x 19'11". Double glazed sliding patio doors leading onto the balcony which overlooks the car park, ceiling light, coved ceiling, TV point, telephone point, space for dining table and chairs, night storage heater and carpet as fitted.

Kitchen: 07'04" x 07'0". Fitted with a range of eye and low level units with

complimentary work surface and tiled splashbacks, space for tall fridge/freezer, single stainless steel sink and drain with hot and cold taps, space and plumbing for washing machine, cooker, extractor fan, ceiling light, and wood effect flooring.

Bedroom 1: 14'08" maximum narrowing to 11'06" x 09'07". PVCu double glazed window to front aspect, ceiling light, wall mounted panel heater and carpet as fitted.

Bathroom: Fitted with a three piece

matching suite comprising of low level WC and pedestal wash hand basin, panelled bath with electric shower over, tiled splashbacks, extractor, wall mounted heater and tile effect vinyl flooring.

Balcony: Lovely outside area off the lounge.

OUTSIDE

Is plenty of unallocated parking space within the gated community and communal gardens.

EPC Rating: B 83.

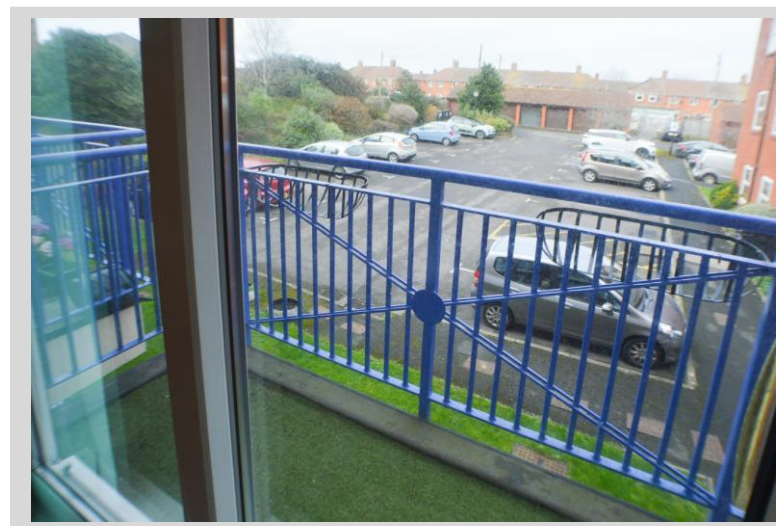
Please Note: These are preliminary details as we are awaiting their approval from our vendor.

LEASEHOLD DETAILS

We have been advised by the vendor that: -

Service Charge £900 pa

Ground Rent £100 pa



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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