



SYKES-MOORE  
estate agents



Manley Gardens, Bridgwater  
£159,500





- Unique, ground floor apartment!
- Two double bedrooms!
- Immaculately presented!
- Spacious, open plan kitchen/living/diner!
- Private garden area!
- Modern decor!
- Ample storage!
- Parking space!
- Gas central heating!
- Double glazing!

**Hall**

**Kitchen / Living / Diner**  
6.36m x 5.74m

**Bedroom 1**  
2.72m (min) x 3.44m

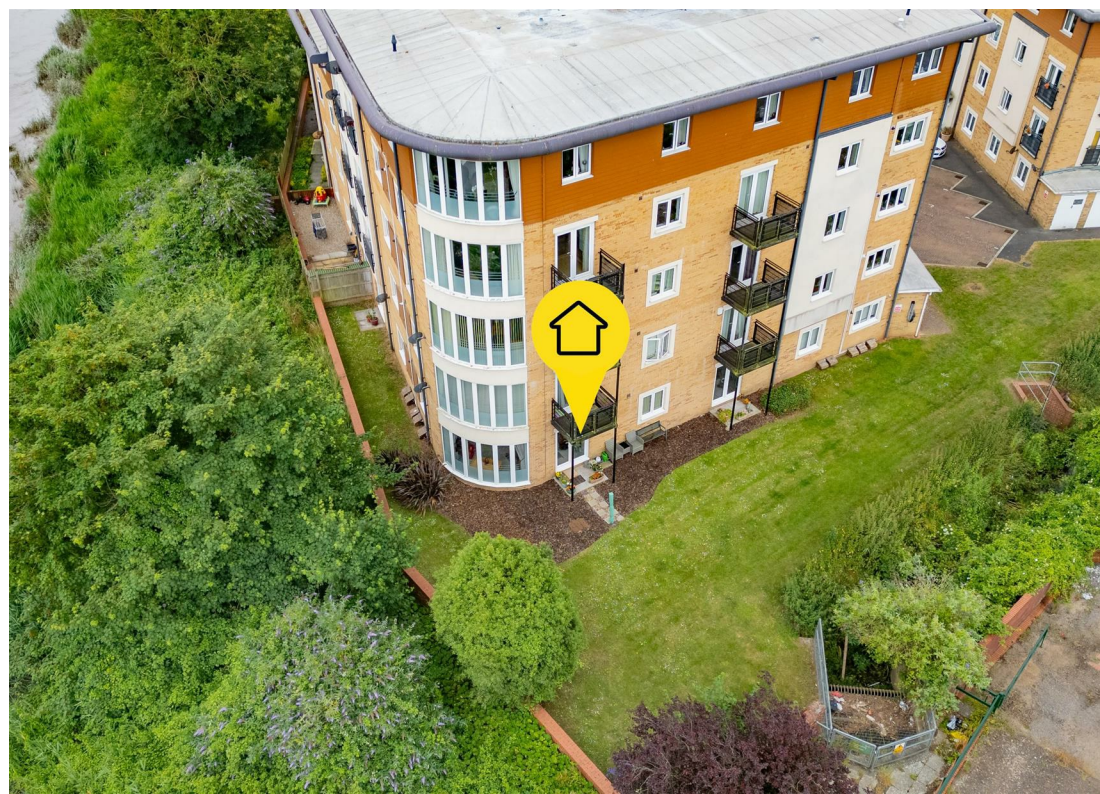
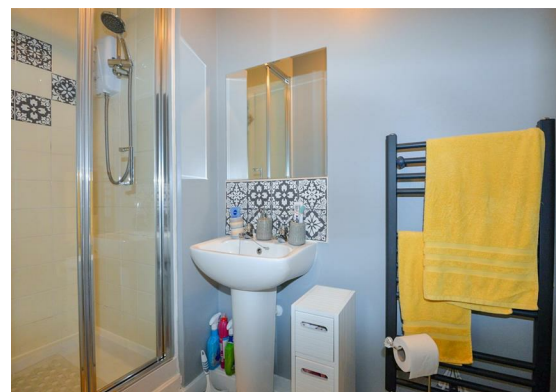
**En-Suite**

**Bedroom 2**  
2.72m x 3.59m

**Family Bathroom**  
1.33m (min) x 2.52m







Presenting this unique, ground floor apartment with private garden area, set near Bridgwater Town Centre.

Briefly, the property comprises a hallway with two storage cupboards. A generously sized and open plan kitchen/living/diner boasting a feature curved window, French doors to the garden area and gives a great space for entertaining. The kitchen itself offers a good amount of worktop & unit space, gas hob, electric oven, cooker hood, and space for appliances.

The master bedroom is a well proportioned double bedroom with built in storage and French doors onto the garden area. The master bedrooms hosts an en-suite shower room comprising a basin, toilet, towel radiator and shower. The second bedroom is also a well proportioned double bedroom, with lots of built in wardrobe space. The family bathroom hosts a toilet, basin, towel radiator and bath with shower over.

There is one allocated space for this property. The property benefits from gas central heating and double glazing.

Manley Gardens, overlooking the river, is walking distance away from the town centre offering shops, restaurants and all sorts of local amenities. Closer to the property is a shop and canal walking path. The M5 is only a quick drive from the property, which links to Exeter, Bristol & beyond.

Please note that as this block of apartments is five stories tall, not all solicitors will be able to act on the conveyancing however we can put you in touch with some solicitors that can do this work, if needs be.

Tenure: Leasehold. 139 years remaining. 155 years long from 1 May 2008.

Most recent ground rent: £118.13 (half yearly charge)

Most recent service charge: £2123.88 per annum  
EPC: B

Council tax band: A



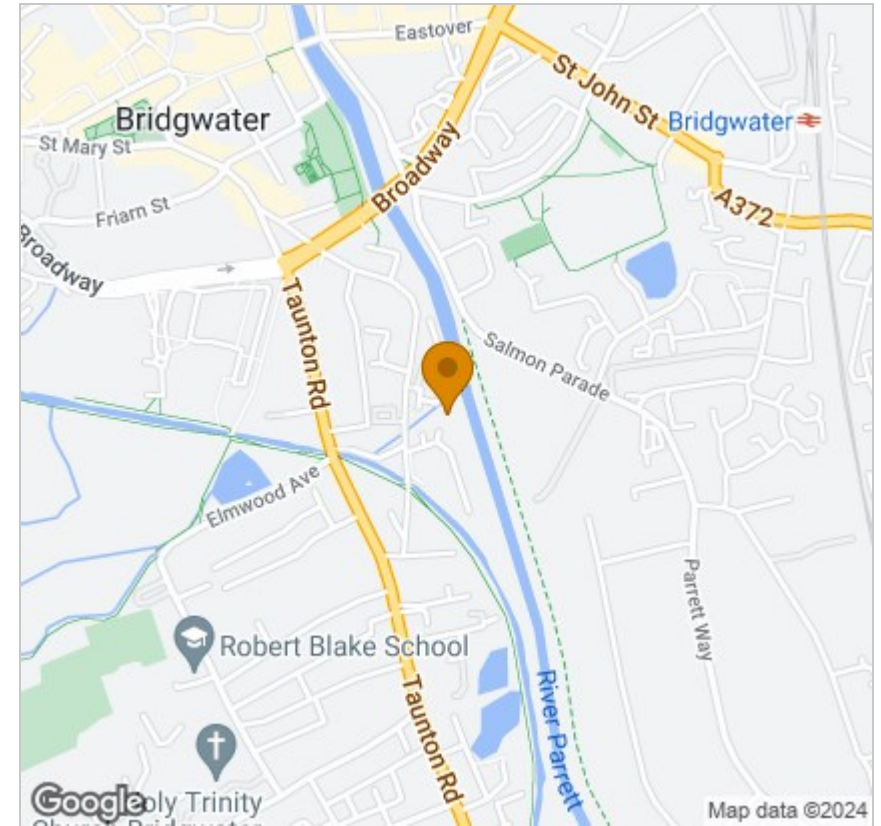
## Floor Plan



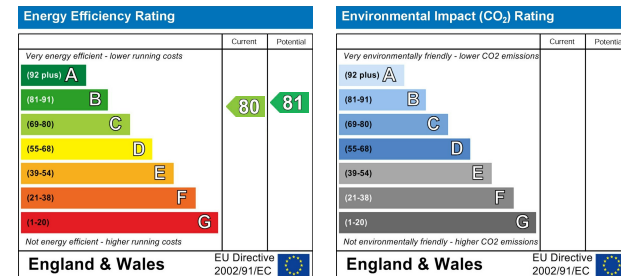
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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