



16, West Court



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West Allington, Bridport, Dorset DT6 5BX

Jurassic Coast 2 Miles Lyme Regis 9 Miles Dorchester 15 Miles

A spacious and well presented apartment with parking and views of West Street in a sought-after central location

- First Floor Apartment
- Presented to a High Standard
- Allocated Parking Space
- Close to the Town Centre
- Leasehold with freehold shared
- Two Double Bedrooms
- Dual Aspect Sitting/Dining Room
- Great Views Along West Street
- No Forward Chain
- Council tax band B

Guide Price £199,950

THE PROPERTY

16 West Court may well be one of the best apartments in in this sought-after, purpose built building which is advantageously positioned within very easy reach of Bridport town centre. Located on the first floor of the building and enjoying a large double aspect sitting/dining room with great views along West Street to the countryside beyond, this superb property offers light and spacious accommodation, making it a great permanent home, holiday retreat or buy-to-let investment. The property has been very well maintained and is presented to a high standard throughout with well proportioned rooms including the dual aspect sitting/dining room, two double bedrooms, a well appointed kitchen (appliances available), a shower room and a separate WC. There are also three large cupboards off the hallway, providing excellent storage. The apartment also benefits from its own parking space and use of the communal garden.



TENURE

The balance of 999 year lease from 1993 with a share of freehold. Residents management company. Service charge around £1380 pa (£115 pcm). No holiday lets or pets.

SITUATION

West Court is a highly sought after block in a very convenient town centre location, on the corner of North Allington and West Allington and just beyond West Street. The town centre is an easy almost level walk away. The excellent amenities include a whole range of retailers, choice of supermarkets including Waitrose. Health centre, dentists, Bridport community hospital and a wealth of cafes and restaurants plus Bridport Arts Centre and the Electric Palace. The Jurassic coastal resort of West Bay is a short drive away. Both Lyme Regis and Dorchester are within easy reach. Bus services operate to various destinations from Bridport town centre and train services to London (Waterloo) run from both Dorchester and Crewkerne Stations.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating. (boiler recently replaced).

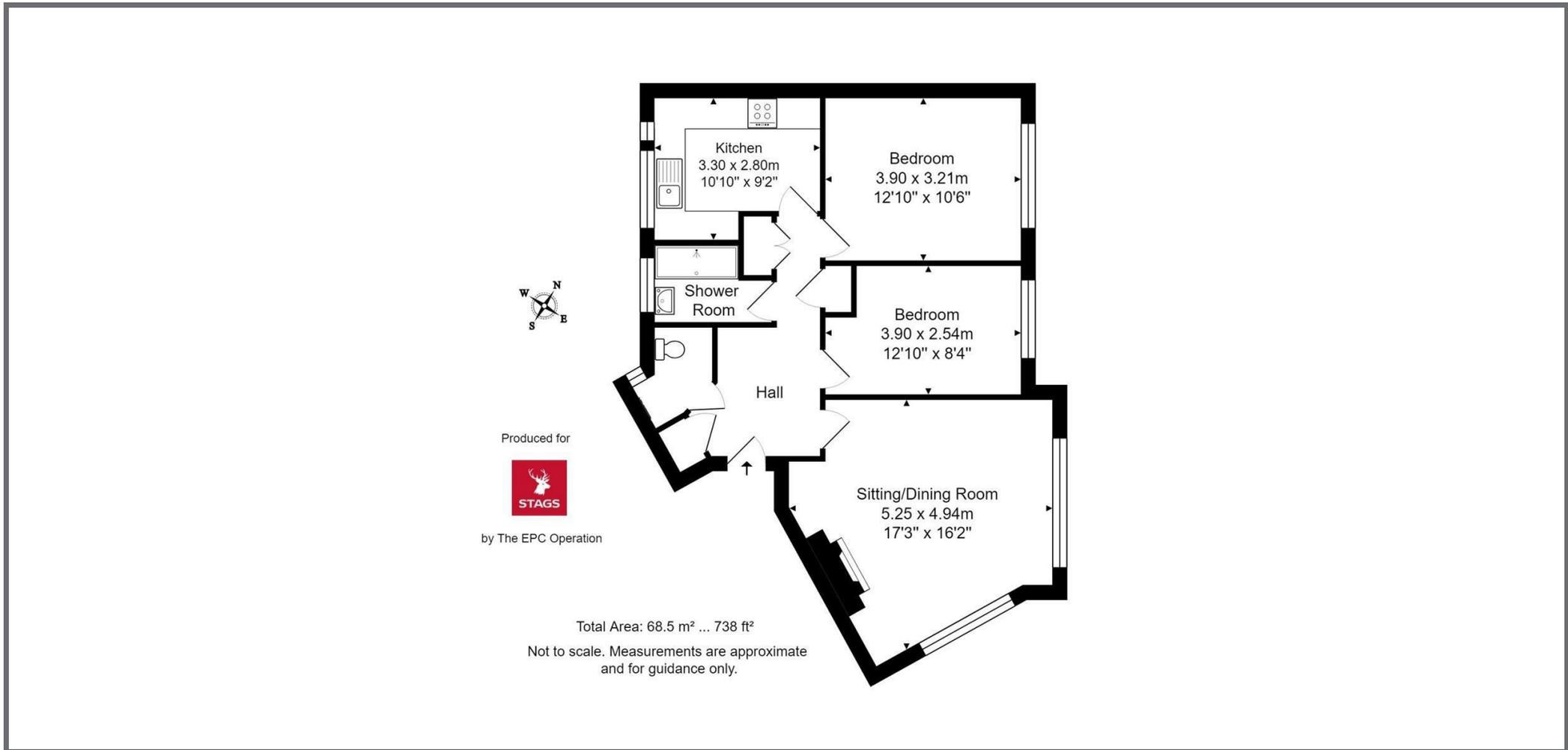
VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport town centre follow West Street and continue straight ahead at the first mini roundabout. West Court can be found straight ahead at the second roundabout.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000