Flat 12, Lavington Court Underhill Street, Bridgnorth, WV16 4BY

BERRIMAN
EATON

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A TWO BEDROOM first floor, Riverside apartment with balcony, in this McCarthy & Stone (over 60's) retirement development in Bridgnorth. With regular public transport services to the High Street, there are also nearby local shops and walks along the River Severn. The development has residents parking and an active social scene with a resident manager. NO UPWARD CHAIN.
Telford - 12 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Shrewsbury - 20 miles, Stourbridge - 14 miles, Birmingham - 29 miles
(All distances are approximate).

LOCATION

The historic market town of Bridgnorth holds many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year. These popular apartments have a nearby bus stop and convenience store selling hot lunchtime food and fresh meat and vegetables from the renowned Beamans family butchers. A short stroll with bring you to the quayside viewing point along the River, whilst the funicular cliff railway links to the High Town.

ACCOMMODATION

By lift to the first floor, turn left and the apartment is on the left. Commanding views of the River Severn, double doors from the dining area of the lounge open onto a Juliette balcony and the room has a feature fireplace. The small kitchen is fitted with appliances to include an oven, hob and extractor hood to complete the living area. A good size hall includes an airing cupboards and cloaks cupboard with a fitted bathroom equipped with a bath, shower over and grab rails, WC and hand basin. This rare apartment has two bedroom; both having views to the rear over the river and the principle bedroom having a comprehensive range of fitted furniture.

COMMUNAL RESIDENT AREAS

Entry into Lavington Court is through a security intercom. A house manager has an office at the entrance and normally works during office hours. Beyond is a communal comfortable lounge for residents and guests for resident activity or just social.

OUTSIDE

There is a communal car park to the rear with gardens and potential on road parking to the front.

TENURE AND SERVICE CHARGE

We are advised the property is Leasehold. Service charges and ground rents apply.
The Freehold is held by First Port Retirement.
Service Charge March - August £2,906.21 (half yearly).
Ground Rent March - August £248.58 (Half yearly)

FIXTURES AND FITTINGS

By separate negotioation

COUNCIL TAX

Shropshire Council.
Council Tax Band: C

VIEWING ARRANGEMENTS

Strictly by appointment through BERRIMAN EATON - BRIDGNORTH OFFICE

DIRECTIONS

Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Underhill Street. The entrance to Lavington Court can be found on the right hand side just before Woods Dry Cleaners and Beamans Butchers.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

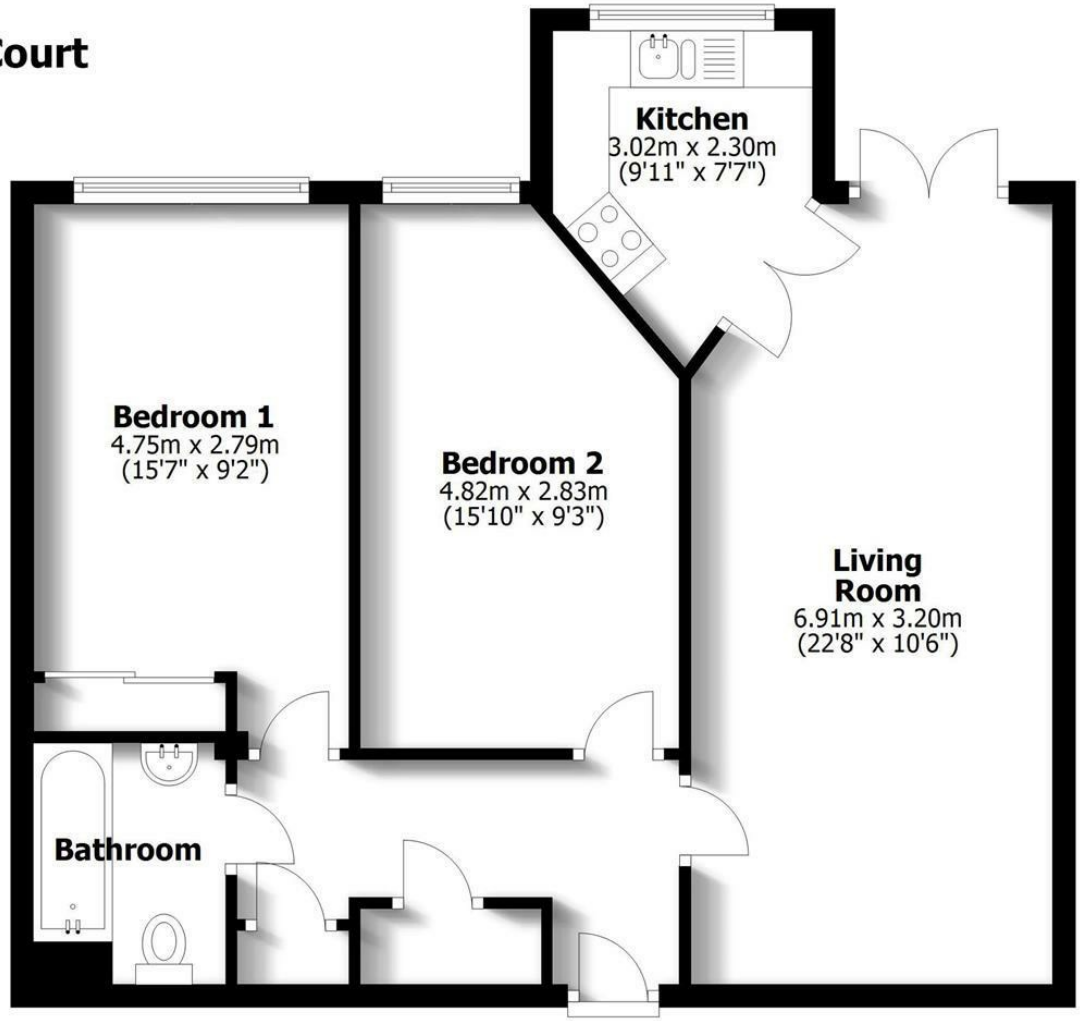
www.berrimaneaton.co.uk

Offers Around
£99,950

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

Flat 12 Lavington Court
Bridgnorth



Ground Floor

TOTAL: 65.8sq.m. 708sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE