



Grenville Court

, BRIDGWATER, Somerset, TA6 3TY

Rental £850 Monthly
1 Bedroom Flat / Apartment
Available Now

Opening Times: Mon 08.30 - 00.00 | Tue 08.30 - 00.00 | Wed 08.30 - 00.00 | Thurs 08.30 - 00.00 | Fri 08.30 - 00.00 | Sat 09.00 - 12.00 | Sun Closed

- * Unfurnished
- * UPPER FLOOR FLAT
- * ONE BEDROOM
- * LIFT ACCESS TO FLAT

- * DOUBLE GLAZED
- * ELECTRIC HEATING
- * OFF ROAD PARKING
- * PRIVATE BALCONY

- * CLOSE TO LOCAL AMENITIES

Situation

This one-bedroom second floor flat is located in the popular Grenville Court development, conveniently positioned close to Bridgwater Docks and within walking distance of the town centre and local amenities.

The building benefits from lift access to the second floor, providing convenient access to the apartment.

You enter the property into an entrance hallway, which benefits from both a useful airing cupboard and an additional storage cupboard.

The property features a newly fitted bathroom suite, comprising a bath with shower over, vanity wash basin unit, WC, and a heated towel rail.

There is a good-sized double bedroom, offering comfortable accommodation and plenty of natural light.

The lounge is a bright and spacious room and benefits from sliding patio doors leading out onto a private balcony, providing an attractive outdoor seating area.

Leading from the lounge is the kitchen, which is fitted with an electric oven, hob, and extractor hood, along with space and plumbing for an under-counter washing machine.

Externally, the property benefits from communal parking for residents.

Further benefits include electric heating and full double glazing throughout.

Available to move into immediately, this property offers comfortable and conveniently located accommodation close to Bridgwater's town centre and dockside area.

EPC Rating B

Council Tax Band A

AGENTS NOTE:

VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

Material Information

Construction - Traditional Build

Utilities - Electricity, water and mains drainage.

Heating - Electric

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see below:

<https://www.checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.checker.ofcom.org.uk/en-gb/broadband-coverage>

For information regarding flooding, please see below:

[flood-map-for-planning.service.gov.uk/location](https://www.flood-map-for-planning.service.gov.uk/location)

Planning - To view planning applications in the local area, please see below:

<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

Fees apply;

- Holding deposit; The holding deposit of 1 weeks rent will be retained and put towards the first months' rent, subject to successful referencing. The holding deposit is non-refundable if the tenancy does not go ahead due to the tenants providing false or misleading information, pulling out or failing the right to rent check. Details will be put in writing to the tenants within 7 days of the application not proceeding.
- Late payment of rent; 3% above the Bank of England base rate which, after 14 days can be backdated to the day rent was due.
- Any alternations/variations to the tenancy agreement; £50.
- Early termination fee (with landlords consent) £510.00.

Directions

Further Information

The deposit required is £980

- All charges are inclusive of vat.
- A property cannot be held in reserve until all relevant monies have been paid.
- Any keys or security devices that are lost during the tenancy will be charged to the tenant.

Accommodation

All measurements are approximate.

