



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

One Bedroom Furnished Apartment Town Centre Location



Hanover Court
Queen Adelaide House
16 King Square
Bridgwater, TA6 3DJ

£825.00 Per Calendar Month

£951.00 Deposit



The Association of Valuers
of Licensed Property

Zoe Ford – Residential Lettings and Property Management

T: 01278 450 350 E: zoe@lbp-rics.co.uk



Regulated by RICS



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DESCRIPTION

A large one bedroom apartment situated in a Grade II Listed Georgian Building in King Square, Bridgwater.

The apartment is finished to a high standard and comes fully furnished and equipped with all modern appliances.

The property benefits from its Town Centre location with excellent access to major supermarkets, schools, leisure facilities and road links to the A39, M5 and Hinkley Point Power Stations.

ACCOMMODATION

This fully furnished apartment comprises a hallway leading to master bedroom, shower room, fully equipped kitchen/diner, large lounge and office/dressing room. The property also benefits from a small outside, court yard at basement level.

Kitchen/ Diner - 4.14m x 4.22m

Lounge - 5.20m x 4.81m

Bedroom - 2.60m x 2.97m

Bathroom - 1m x 3.66m

Office - 1.46m x 3.66m

No parking is included with the property however, parking permits are available from the Local Authority for a fee of £60 per annum which allows for parking in the local vicinity.

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

Broadband availability with various suppliers with available speeds of up to 145 Mbps.

Mobile phone coverage with 4G network available with all major mobile suppliers.

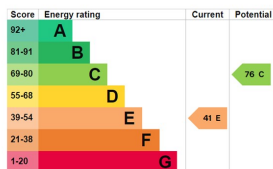
(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

OUTGOINGS

Electric rates, Water rates and Council Tax rates are payable.

The property is Council Tax Band A.

EPC



TERMS

The property is let by way of an Assured Shorthold Tenancy Agreement with a minimum term of 6 months.

Company Let Agreement are available subject to a fee of £240 inclusive of VAT.

RENT

The property is available at £825.00 per month, exclusive of all bills.



DEPOSIT

A deposit of £951.00 will be taken and held in our secure Client Monies Account.

The Deposit is protected by MyDeposits.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent will be taken upon confirmation of application.

The Agents – Lyndon Brett Partnership are entitled to retain the holding deposit if the information provided on your credit application form is false or misleading.

Failure to disclose any relevant information which later comes to the Agents attention such as a valid County Court Judgement or Criminal conviction, or if you withdraw from the application after the initial credit checks have been carried out, will entitle the Agents to withhold your deposit.

LOCATION/ DIRECTIONS

Hanover Court is accessed from a small gated entrance from Northgate, Bridgwater, TA6 3EU.

Access can also be obtained via the rear entrance on Kings Square, Bridgwater, TA6 3DJ

Bridgwater is situated on the River Parrett, approximately 10 miles north east of Taunton, 30 miles south west of Bristol, whilst also being located on the A38/A39 main trunk road junction. Bridgwater benefits from two M5 motorway junctions, J23 to the North and J24 to the South.

VIEWINGS

Viewings to be carried out strictly by way of appointment only.

