

# HOLLOWAY



ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



[www.e-holloway.co.uk](http://www.e-holloway.co.uk)

TEL: (01308) 422121

E-mail: [sales@e-holloway.co.uk](mailto:sales@e-holloway.co.uk)



**6 PORT BREDY, BARRACK STREET, BRIDPORT, DORSET, DT6 3PT.**

**£220,000 FOR THE LEASE AND PARTICIPATION IN THE FREEHOLD MANAGEMENT COMPANY.**

- \* MASTER BEDROOM EN-SUITE
- \* LIVING ROOM
- \* PARKING
- \* FURTHER BEDROOM
- \* KITCHEN
- \* COMMUNAL GROUNDS
- \* SHOWER ROOM
- \* GAS CENTRAL HEATING

An elegant ground floor apartment in refurbished Grade II listed building offering spacious conveniently arranged accommodation, just off market town centre.

The property comprises a ground floor apartment in a three storey block in a very substantial stone and slate listed building converted in 1999 to form most prestigious apartments set just off Bridport market town centre, very close to all amenities. Features include natural timber flooring, timber painted ceilings, Oak panelled internal doors, exposed brickwork to two principle rooms and various other innovative details making the property a most attractive and conveniently arranged apartment. Those seeking easily managed spacious accommodation, convenient to all amenities are advised an early viewing.

The Accommodation comprises

Glazed panelled entrance door opening to the –

**LIVING ROOM** About 18' 10", 5.74m x 15' 10", 4.84m.  
Featuring a brick fireplace extending to ceiling height, currently containing electric log effect fire with mantle shelf. Natural timber flooring. Timber clad ceiling with recessed ceiling spotlights. 2 radiators. Tv aerial point. 2 pendant light points. Telephone point. 2 windows, with Southerly views to adjacent property and over the town. Door to –



**KITCHEN** About 11' 6", 3.51m x 6', 1.85m. Well fitted with light Oak units comprising inset stainless steel 1 ½ bowl sinks, hot and cold mixer tap, cupboards and drawers under. Range of high level cupboards with glazed fronted china display cabinet. Decorative tiled surround to work surface. Built in high level dual electric oven. Stainless steel extractor cooker hood. Inset 5 burner gas hob unit. Built in fridge and freezer. Timber panelled ceiling with recessed spotlights. Radiator. Natural timber flooring. Window, with roller blinds, giving Southerly aspect.



**MASTER BEDROOM** About 17' 9", 5.4m max x 11' 5", 3.5m including double doors to wardrobe cupboard with shelf and hanging rail. Further double doors to second wardrobe with hanging rail and two shelves. Timber ceiling with recessed spotlights. Radiator. Exposed brickwork to one wall. 3 wall lights. Window with view on to adjacent property. Glazed panelled door, giving access. Views to adjacent property. Door to the –



**EN-SUITE BATHROOM** Decorative tiling to all walls, fitted with white suite comprising timber panelled bath, hot and cold mixer tap with Cp hand grips. Pedestal wash hand basin, hot and cold mixer tap. Low level Wc. Radiator. Timber flooring. Timber panelled ceiling with recessed spotlight. Window fitted with roller blind.

**BEDROOM 2** About 9' 6", 3m x 10', 3.1m. Radiator. Pendant light point. Timber ceiling. Double aspect windows with views to adjacent property and distant hill top.

**INNER HALL** Door to the –

**SHOWER ROOM** Tiled corner shower cubicle with thermostatic shower controls and glazed frontage. Low level close coupled Wc. Pedestal wash hand basin, hot and cold, tiling to the rear. Window, fitted with roller blind. Door to cupboard containing the gas fired boiler for domestic hot water and central heating. Timber panelled ceiling with recessed spotlights. Extractor unit.



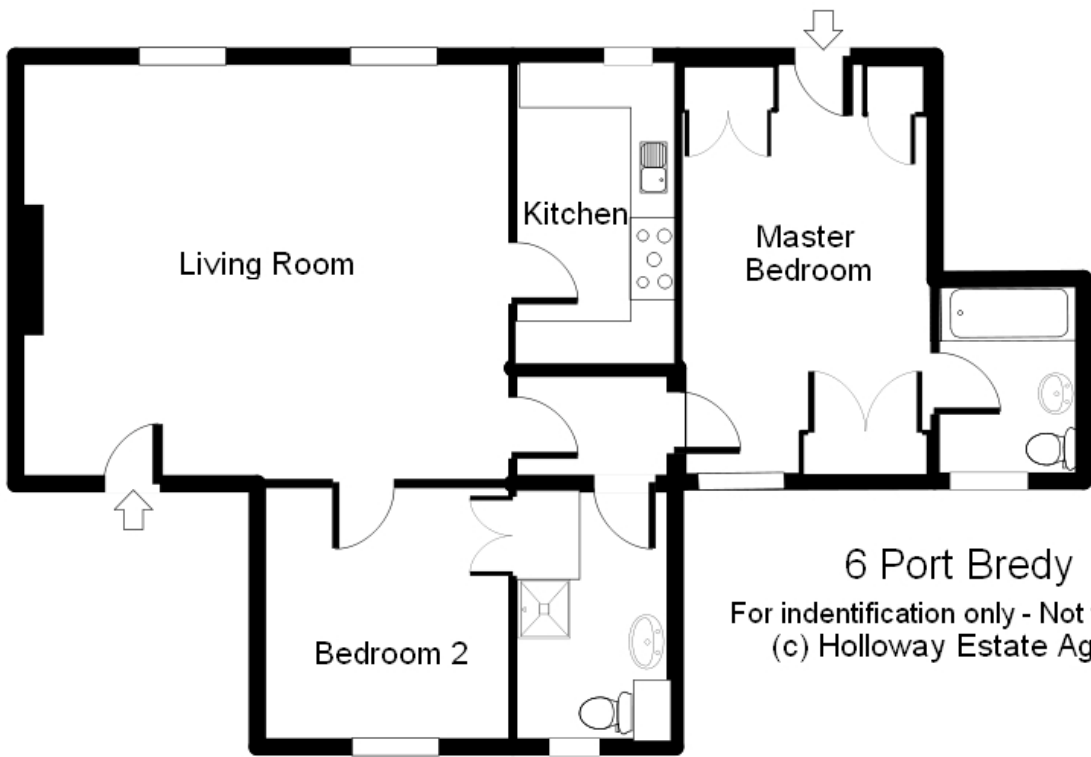
**OUTSIDE** Allotted car parking area. Use of the communal grounds. Dustbin storage area.

**TENURE** The property is held on 125 years lease commencing 24/06/1999.

**OUTGOINGS** Current maintenance charge £1,431.00 per annum. The leaseholder has a share in the Freehold Management Company. Local Council Tax Band – E, currently £1,961.00.

**VIEWING** Strictly by appointment with Holloway Estate Agents.

The statements in these particulars as to the property are not to be relied on as statements of representations of fact.



6 Port Bredy  
For identification only - Not to scale  
(c) Holloway Estate Agents

