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Flat 2 The Old Court

41 West Street Bridport
DT6 3QW



Guide Price £200,000 Leasehold

A well presented, spacious and light, 2 bed first floor flat within a Listed Grade II building formerly Bridport's Court House quietly tucked away from the busy street and close to the town centre





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SITUATION: The property is located on the first floor of a recent conversion of the former Gundry's offices in West Street with Billy Mumford art gallery below. The property faces north but enjoys large, double-glazed Crittall windows overlooking the rear courtyard to the attractive period warehouse buildings behind and has a designated parking space.

The town centre location is immediately opposite Waitrose supermarket, with the bus station closeby as well as the medical centre, dentists' practices and St Swithin's Church.

The town has a vibrant community boosted by a twice-weekly street market, mainly independent shops and a vintage/artists' quadrant, an Art Centre and the Electric Palace cinema/theatre, various renowned eateries and the central Bucky Doo Square hosts events and festivals all year round.

The coast at West Bay lies some 2 miles to the south with its fishing/boating harbour, water sports and beaches and acts as a gateway to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY was originally an old court house and then more recently part of the Gundry's dynasty making ropes and nets. The building is of historic interest and is Listed Grade II. There are some architectural and character features including a rounded wall and old wrought iron double-gates with ground sliders, opening to the parking area. The building features solid stone elevations with some brick and was converted to flats in 2017 by Lighthouse Developers Ltd comprising apartments on three floors above a shop unit/gallery on the ground floor.

Flat 2 has Crittall windows which are double-glazed and have deep shelf/cills. The flat is situated on the first floor on the north side of the building shielding it from street noise. It enjoys a good degree of light, high ceilings, modern oak doors and attractive modern kitchen and bathroom fittings. It is in good decorative order and has the benefit of modern electric heaters throughout and a large, modern Joule hot water cylinder.

This flat offers a town home which blends character and modern lifestyle and has a designated parking space.

DIRECTIONS: From the centre of Bridport walking west along West Street, proceed past the Post Office on the right and the vehicular gates are almost opposite Waitrose. The entrance door is through these gates on the left-hand side.

THE ACCOMMODATION comprises the following:
A shared entrance door with entry bell/phone system opening to a **SHARED FOYER** with easy, wide staircase rising to the wide **FIRST FLOOR LANDING** leading into a passageway which gives access to the private entrance door to Flat 2.
ENTRANCE HALL/PASSAGEWAY with floor-to-ceiling recess fitted with coat peg rack with space for shoe storage under.
LIVING/DINING ROOM with large rear window to the north attracting good natural light and with deep sill providing a display shelf. Floor-to-ceiling narrow recess offering a display area. A wide square opening leads to the adjoining **FITTED KITCHEN** giving the room a contemporary appeal for a small family. The kitchen fittings are modern and serviceable with one-and-a-half bowl sink unit with adjoining work surface incorporating a draining board. There is a good range of wall units including an extractor hood and Gorenje microwave, base units comprising cupboards and drawers with integrated dishwasher, oven, hob with cooker hood over and upright fridge/freezer with adjoining upright pantry/storage unit. There is also plumbing for a washing machine and 4-bulb ceiling spotlight rail. Large, small-paned window behind the sink unit with deep cill.
MAIN BEDROOM 1: A double bedroom with large window to the north attracting good natural light with horizontal blind fitted.

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BEDROOM 2: Another double bedroom with large window giving a northerly outlook over the courtyard to warehouses behind.
BATHROOM with shaped panelled bath with mixer tap and shower unit over with overhead shower head and secondary hand shower attachment and screen, low level toilet with slimline cistern and an elongated wash basin with mixer tap and small surface/shelf to side with attractive double cupboard/vanitory unit under and lit mirror over. Attractive boarded splashbacks to the wall behind the bath and basin. Upright ladder towel rail/radiator.

OUTSIDE
There is an allocated parking space under the windows of the flat and a dustbin/recycling area inside a sliding-doored outbuilding to the rear.

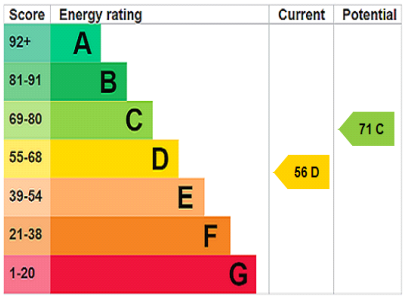
SERVICES: Mains electricity with modern panelled heaters to all main rooms and hallway, mains water and drainage. Council Tax Band 'A'. There is low risk of flooding as the flat is on the first floor, but high risk of river flooding of the ground floor. For mobile and broadband - see Ofcom website.

TENURE: The property is held on a 125-year lease from July 2016 (114 years remaining). The service charge is presently £1,270 per annum plus any extra as necessary, with ground rent of £225 per annum.

Broadband and mobile coverage: Check Ofcom website for up-do-date information.

Pets are allowed by management approval. No holiday letting is allowed but the apartment can be let on an assured periodic tenancy.

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