



4, Brook Court  
Bridgend, CF31 1GW

Watts  
& Morgan



## 4 Brook Court

Bridgend CF31 1GW

---

**£99,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Brook Court is an apartment block located on the corner of Coity Road, just minutes walk from Bridgend Town Centre and its transport links. The block consists of 12 apartments over three floors. This spacious two bedroom ground floor apartment benefits from an open plan living/kitchen/dining room, two bedrooms, one with an en-suite shower room and built in storage cupboard and a family bathroom. Externally enjoying allocated parking. Chain Free. EPC "D"

---

### Directions

\* Bridgend Town Centre - 0.3 Miles \* Cardiff City Centre - 20.5 Miles \* J36 of the M4 Motorway - 2.5 Miles

---

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

---

### Ground Floor

The building is entered via a communal doorway which leads to a corridor allowing access to four ground floor apartments.

The apartment is accessed via a solid wooden door leading into the entrance hallway. The entrance is laid to LVT flooring and provides doors to the open plan living room, two bedrooms and the family bathroom. In addition, there is an electric built in storage cupboard which also houses the hot water tank. The generous open plan living space has a fitted kitchen with a range of base, wall and drawer units and integrated appliances consisting of a fridge, freezer and washing machine / tumble dryer. There is an electric oven and hob, stainless steel extractor fan and 1.5 bowl sink unit. The flooring throughout the room is LVT and the area further benefits from three windows and electric heaters.

Bedroom one is a spacious room with an en suite shower room and built in storage cupboard. The flooring is LVT and there is an electric heater and window. The en suite is a three piece shower room which consists of a WC, vanity unit with wash hand basin inset and a shower cubicle with thermostatic shower.

Bedroom two is a further double room with an electric heater, window and LVT flooring.

The family bathroom is fitted with a modern three piece suite. There is a WC, pedestal wash hand basin and panelled bath with an off tap shower attachment over. The walls are part tiled. Further features include a heated towel rail, shaver point and vinyl flooring.

### Grounds

The property includes allocated parking for one car with additional visitor parking available.

### Additional information

Leasehold - 999 Year lease from 2006

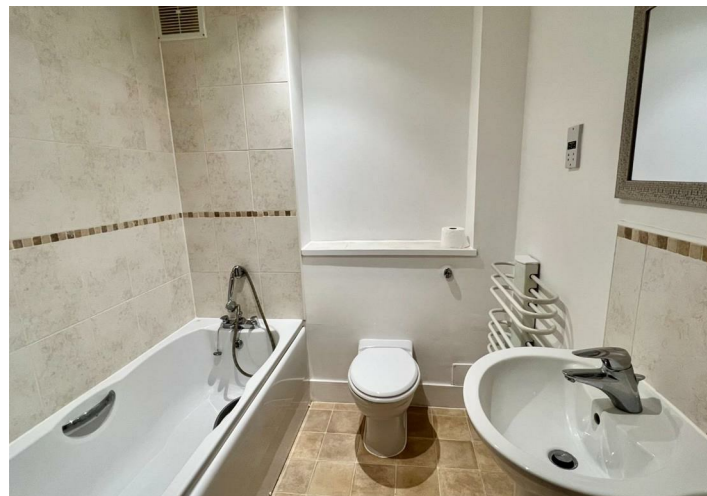
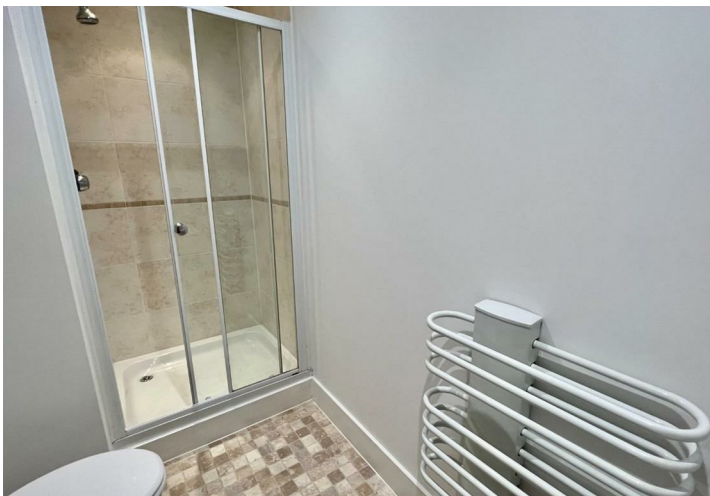
Annual Ground Rent - £50.000

Service charge - £777.55

EPC Rating - D

Council Tax band - D

---





### Ground Floor

Approx. 71.5 sq. metres (770.1 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property

**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on

**Watts  
& Morgan**