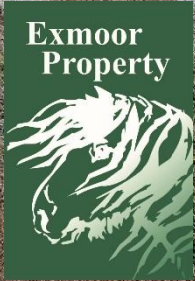




12 Imperial Court,
Lynton, Exmoor



12 Imperial Court, Castle Hill, Lynton, Devon, EX35 6JA

A spacious, low maintenance third-floor flat with stunning sea views across Lynmouth bay. En-suit bathroom and WC. Convenient location a short, level walk from cafes, shops & amenities.

Price: £210,000 Share of Freehold

From the communal front door and communal entrance, both wide stairs and a lift rise to the upper floors. The front door to number 12 is found through the fire-door to the right. The front door opens into

Hall

Fitted carpet. Coat hooks. Two wall lights. Night storage heater. Doors to living room, airing cupboard, bedrooms one and two.

Living Room

Fitted carpet. Double glazed window to the rear with panoramic sea views across Lynmouth Bay. Deep window sill acts as a window seat. Velux window with a Velux fitted blind to one side. Two ceiling lights. Wall mounted entry phone and phone point. Door to the kitchen.

Master suite

Bedroom One

Fitted carpet. Double glazed window to the rear overlooking Lynmouth Bay. Deep sill acts as window seat. Fitted wardrobe. Two wall lights. Phone point. Door to

En-suite Bathroom

Lino floor. Three piece bathroom suite including a panel enclosed bath with electric shower above. Low level flush WC with mirrored cupboard above and pedestal wash basin with mirror above. Chrome heated towel rail. Tiled on all four walls to ceiling height. Extractor unit.

Kitchen

Wood-effect laminate floor. Double glazed window to the side. Spotlighting. Range of wall & base kitchen units with work top over & tiled splash-back behind. Built-in four-ring electric hob with electric oven and grill below. Single drainer stainless steel sink with matching mixer tap. Space and plumbing for a washing machine. Space for a fridge/freezer. Towel rail. Extractor unit.

Airing Cupboard

Large factory lagged hot water tank and shelves for linen.

Bedroom Two

Fitted carpet. Ceiling light. Built-in wardrobe. Double glazed window to the rear overlooking Lynmouth Bay. Door to

En-suite WC

Lino floor. Low level flush WC. Small washbasin with tiled splashback. Wall mounted mirrored cupboard. Extractor unit.

Lease

The flat is held on a lease of 999 years from 1992. It also comes with a 1/15th share of the freehold. Annual maintenance charge including building insurance is currently £165 per month.

Holiday Letting

Please note that the residents of Imperial Court have chosen not to allow holiday letting in the building.

For details and viewings, contact sole agent

Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: info@exmoorproperty.com

exmoorproperty.com

zoopla.co.uk

rightmove.co.uk



Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

