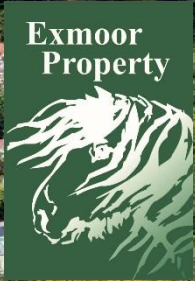


**The Penthouse
Imperial Court, Lynton**



The Penthouse, Imperial Court, Castle Hill, Lynton EX35 6JA

A spectacular penthouse flat with glorious sea views to the North, East and West, across Lynmouth Bay and a sunny South-facing roof terrace. Luxury fittings throughout, with three bedrooms, two shower rooms, open-plan living area and a luxury fitted kitchen-diner.

Price: £310,000 Share of Freehold

From the communal entrance hall, a lift and stairs rise to the third floor of this Victorian hotel conversion. At the third floor, a single flight of stairs rises to the penthouse. The light oak front door opens to the entrance hall of the flat.

Entrance Hall

Wooden flooring. Wall-mounted entry phone. Electric radiator. Doors to Bedrooms One and Two and main Shower room. Open-plan to Living area and Kitchen. Open plan to Bar Area.

Bar Area

A wooden bar top, with bar stools below, runs between two large Velux windows, giving breath taking views across Lynmouth bay to Foreland Point and the Welsh coast beyond. Twin wine coolers below wooden bar tops on either side. Eaves storage cupboards to the front.

Bedroom One

Light oak door to the main bedroom suite. An L-shaped corridor (with fitted carpet) passes a door to a walk-in wardrobe (restricted head-height). A second door opens to a loft storage room with pitched ceiling, housing a modern hot-water tank. The corridor continues to the bedroom. Fitted cupboards and bookshelves on

Bedroom Three

Light oak door. Fitted carpet. Electric radiator. An unusual room with a pitched ceiling and recessed lights. Arranged as a twin room with tandem single beds. A large Velux window faces to the West, with further sea views.

Kitchen/Diner

A luxury kitchen to inspire any keen chef. Wooden flooring. Space for a dining table and chairs. A range of wall and base kitchen units with wooden worktops on three sides. Two small Velux windows to the South. Double-glazed window to the East, with valley view. Single drainer acrylic sink with chrome mixer tap, hose tap and 'Insinkerator' waste-disposal unit. Triple induction hobs, with nine rings, and twin electric ovens below. Extractor hood and light above. Integral washer-dryer. Integral dishwasher. Range of cupboards incorporating a built-in fridge and freezer.

Notes

Lease The flat is held on a lease of 999 years from 1992, with 967 years remaining. It also comes with a 1/15th share of the freehold.

Service Charge The service charge for this flat is currently £165 per month, which includes: buildings insurance, building

two sides. Recessed ceiling lights. Electric radiator. Large Velux window with a sea view over Lynmouth Bay.

Bedroom Two

Light oak door. Fitted carpet. Electric radiator. Eaves storage cupboard. Sloping ceilings. Large Velux window (East facing) with views to the sea and a glorious view over the East Lyn River and the Watersmeet Valley. Opaque glass door to the wet room.

En-suite Wet Room

Slate tiled floor. Twin corner-fitted wash basins, both with chrome mixer taps. Suspended, close-coupled WC. Built-in shower above.

Main Shower Room

Light oak door. Slate tiled floor. Recessed ceiling lights. Twin square-shaped wash basins with chrome mixer taps in a large slate-topped wash area. A small Velux window with views to the village. Low-level flush WC. Shower cubicle with built-in shower. Electric heated towel rail. Storage cupboard with wooden top over.

Living Area

Wooden flooring. Electric radiator. Dimplex electric heater. Double-glazing bi-fold doors to the roof terrace. Sitting area with space for armchairs, sofa and coffee table. Door to Bedroom Three. Open-plan to Kitchen-Diner.

Roof Terrace

A sun trap South-facing roof terrace, with plenty of space for outdoor dining, and 180° views across the village. A wide, varnished ship's rail on the balustrade wall provides the perfect spot for enjoying the sun and watching the village below.



management & maintenance, cleaning and power for common areas.

Building Management The residents employ a property management company for the maintenance and insurance of Imperial Court, under instruction from a management group elected by the residents. Maintenance schedules and other policy matters are decided at an Annual General Meeting of all the residents.

Holiday Letting To ensure their quiet enjoyment of the building, the residents of Imperial Court have voted not to allow holiday letting.

Parking Lynton's largest car park, Bottom Meadow, is a minute's walk away, opposite Imperial Court. A residents' parking permit costs £110pa.

Services Mains water, sewage and electricity. Super-fast fibre broadband is available to the building.

Heating The flat is heated by Rointe Kyros energy-efficient electric radiators, each with individual programmable controls.

For details and viewings, contact sole agent

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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.

