

13 Castle Heights,
Lynton, Exmoor

Exmoor
Property



13, Castle Heights, Lynton, Devon EX35 6JD

A luxury two-bedroom, two-bathroom, sea view flat with balcony and covered parking, in this popular Devon seaside village, within the Exmoor National Park. Owners in this prestigious private development enjoy use of the grounds and delightful sea views over Lynmouth Bay. There is guest parking, and communal landscaped grounds including two pergolas and a delightful summer house.

Price: £350,000 Share of Freehold

The flat is one of only three properties in its building, within the development. It is approached through the car park area. The external front door is shared with one other flat. It opens to a communal ground floor hall. Here, stairs rise to the first and second floors. Flat 13 is on the second floor.

Second Floor Landing

The wooden front door opens into

Entrance Hall

Laminate floor. Radiator. Wall-mounted entry phone and central heating control panel. Doors to both Bedrooms, airing cupboard, Bathroom and Living Room.

Living Room

Laminate floor. Two radiators. Wood-framed double-glazed sash window to the rear with sea views. Double-glazed French doors to a balcony with 180° sea views. A spacious Living room with space for a dining table and chairs. Open plan to the Kitchen area.

Notes

Covered Parking Bay

The flat has its own covered parking bay, on the ground floor, immediately below the building.

Communal Grounds & Summer house

The communal grounds include car parking for residents and visitors, two pergolas with seating and a communal summer house. The summer house is of timber construction with windows facing the bay and offers dramatic sea views and a delightful place to sit and relax

Services

Heating is provided by an Electramate 2000 off-peak electric central heating boiler. Mains smoke alarm, entry-phone system. Mains water and drainage. Fibre broadband to the building.

Lease & Share of Freehold

Kitchen

Ceramic tiled floor. Radiator. Double-glazed sash window to the side. Range of wall and base kitchen units with worktops over. Single drainer 1½-bowl stainless steel sink with chrome mixer-tap. Four-ring electric hob with electric oven and grill below, extractor hood and light above. Integral fridge, freezer, slim-line dishwasher and washer/dryer.

Main Bathroom

Ceramic tiled floor. Radiator. Panel-enclosed bath with built-in shower above. Pedestal wash basin with mirror and light above. Low-level flush WC. Extractor unit.

Bedroom One

Fitted carpet. Radiator. Double-glazed sash window to the front. Built-in wardrobes. Door to En-suite Shower Room.

En-suite

Ceramic tiled floor. Radiator. Built-in shower cubicle with built-in shower. Pedestal wash basin with mirror and light above. Low-level flush WC. Extractor unit.

Bedroom Two

Fitted carpet. Radiator. Double-glazed sash window to the front.

The flat is held on a lease, originally of 125 years and now with 103 years remaining. The flat comes with a 33rd share of the company set up to own the freehold. When the owners purchased the freehold title, in 2010, some took the opportunity to extend their leases to 999 years. Those that were not extended at that time are still free to do so, at their own expense.

Service Charges

All exterior maintenance, up-keep of the grounds and common parts and buildings insurance are covered by an annual service charge.

Holiday Letting

To ensure the privacy and quiet enjoyment of the residents, the 33 owners of Castle Heights voted, in 2017, not to allow holiday letting of the individual properties within the Castle Heights development. The properties can be let on assured shorthold tenancies (AST) and can be used on a non-commercial basis by family and friends. They cannot be formally rented as holiday lets.

For details and viewings, contact sole agent

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