



## 19 Pentyre Court, Vicarage Road

Bude, Cornwall, EX23 8JQ

Price £125,000

- Purpose built apartment for the over 60's
- On-site warden and emergency pull cords
- First floor apartment, close to town centre
- Lounge/dining room, kitchen, one bedroom, bathroom
- No onward chain



*The property professionals*



# 19 Pentyre Court, Vicarage Road, Bude, Cornwall, EX23 8JQ

A first floor flat located in a purpose built block for the over 60's, having the benefit of a warden on-site and within walking distance of the town and local beaches. The accommodation briefly comprises; private door to the entrance hall, lounge/dining room, kitchen, bedroom and a bathroom. Outside, the property has use of the communal gardens.

Available with no onward chain.

## DIRECTIONS

From the centre of Bude proceed out of town along The Strand turning right at the mini roundabout heading out towards Widemouth Bay. Pass the Falcon Hotel on your right and Pentyre Court will be located a short distance along on the left-hand side.

## COMMUNAL ENTRANCE RECEPTION

The main communal entrance door, with entry phone system, leads into a shared hall with access to the warden's office. Stairs and lift to the first floor and private entrance door leads into:-

## ENTRANCE HALL

Entering via a wooden door to the entrance hall with coved artex ceiling, emergency pull cord, electric night storage heater and door to meter cupboard. Door serve the following rooms:-

## LOUNGE/DINING ROOM

**17' 4" x 9' 4" (5.28m x 2.84m)** A bright and spacious dual aspect room with UPVC double glazed windows to front and side elevation overlooking the well maintained gardens, coved artex ceiling, emergency pull cord switch, television point, telephone point and an electric night storage heater.

## KITCHEN

**7' 8" x 7' 4" (2.34m x 2.24m)** UPVC double glazed window to the side elevation and coved artex ceiling. The kitchen is fitted with a range of matching wall and base units with a fitted work surface, inset stainless steel sink with side drainer, tiled splashbacks, inset electric hob with extractor hood, integrated electric oven, space for under counter fridge, space for under counter freezer and space and plumbing for washing machine.

## BEDROOM ONE

**12' 3" x 9' 5" (3.73m x 2.87m)** A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the well maintained communal gardens, coved artex ceiling, built-in wardrobe, emergency pull cord switch, television point and electric night storage heater. Door to storage cupboard housing the hot water cylinder, immersion heater and slatted shelving.

## BATHROOM

**7' 3" x 5' 7" (2.21m x 1.7m)** Panel enclosed bath with mains fed shower and glass shower screen, vanity unit with inset wash hand basin, WC, fully tiled walls, blow air electric heater and an electric heated towel rail.

## COUNCIL TAX

Band B

## SERVICES

Mains electricity, mains water and mains drainage.

## TENURE

Leasehold remainder of a 125 year lease which commenced 1<sup>st</sup> July 1999.

## AGENTS NOTE

Service/maintenance charges are £1517.04 Per annum, which includes buildings insurance and water. Ground rent is £679.58, paid in two 6-monthly payments of £339.79.



**DISCLAIMER:** Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**FLOOR PLANS & MAPS** Please note that if floor plans are displayed they are intended as a general guide



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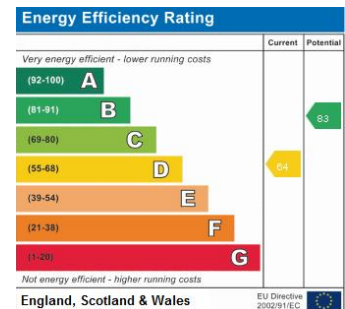
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## First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 47.6 sq. metres (512.6 sq. feet)



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