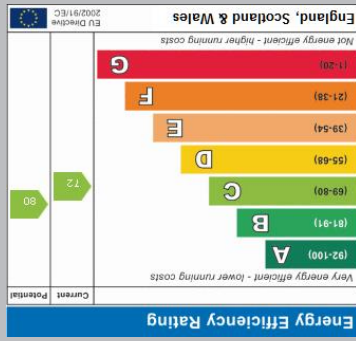
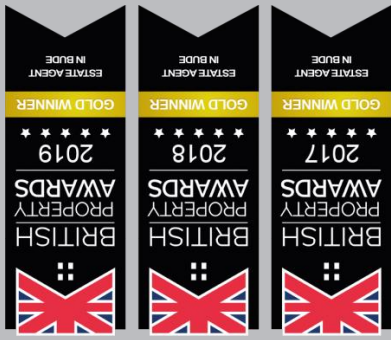


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5 Coopers Hawk, Flexbury Park

Bude, Cornwall, EX23 8GQ

Price £299,950

- Well appointed second floor apartment
- Close to Crooklets beach and Bude golf course
- Open plan kitchen living dining room with balcony
- Two spacious double bedrooms, wet room
- Allocated parking and outside store. Pet friendly apartment block.



The property professionals

5 Coopers Hawk, Flexbury Park

Bude, Cornwall, EX23 8GQ

Price £299,950

5 Coopers Hawk is a well appointed second floor apartment situated in the convenient and extremely sought after Flexbury area of Bude, within easy reach of and on a bus route to the town centre and Crooklets beaches.

The exclusive sustainably built and beautifully finished apartment block of twelve similar apartments is also pet friendly, making this the ideal lock up and leave second home or comfortable main residence.

The property is accessed via a communal entrance hall with private door leading to an entrance hall, bright and spacious dual aspect open plan kitchen living dining room with doors leading out onto a balcony, two double bedrooms and a shower room. Outside there is allocated parking for one vehicle and storage cupboard.

ENTRANCE LOBBY

Communal entrance lobby with intercom, a light and spacious stairwell serves the individual apartments. Private door to:-

APARTMENT ENTRANCE HALL

PIR sensor inset lighting, attractive Karndean flooring, door to cupboard with space and plumbing for washing machine, wall mounted consumer unit, PV isolate switch and door to cupboard housing the pressurised hot water cylinder. Stylish light grey interior doors serve the following rooms:-

OPEN PLAN KITCHEN LIVING DINING ROOM

22' 8" x 13'00" max' 10'5" min" (6.91m x 4.22m) A bright and spacious dual aspect multi zone room with double glazed window to the side elevation offering views across to Bude golf course and double glazed patio doors leading out onto the balcony. Inset lighting, Karndean flooring, television point, telephone point and electric radiator.

The kitchen is finished with a range of matching matt light grey wall and base units with Minerva worktops with single bounded sink with mixer tap, breakfast bar seating for four with feature pendant lighting above. The integrated appliances comprise Fisher & Paykel touch control hob with extractor above, Fisher & Paykel electric oven and microwave, fridge/freezer and dishwasher.

BALCONY

9' 11" x 4' 6" (3.02m x 1.37m) Composite decking, glass balustrade with seating for two and views across to Bude golf course.

BEDROOM ONE

15' 7" x 9' 00" average " (4.75m x 2.74m) A bright and spacious double bedroom with triple glazed window to the front elevation with rooftop views, television point, telephone point and electric radiator.

BEDROOM TWO

12' 7" x 10' 4" (3.84m x 3.15m) Another bright and spacious double bedroom with triple glazed window to the rear elevation and electric radiator.

SHOWER ROOM

8' 2" x 6' 1" (2.49m x 1.85m) A well appointed wet room with attractive ceramic fully tiled walls and tiled flooring, glass shower screen, ceiling mounted soak head shower with separate hand attachment, wall hung vanity unit with marble basin and wall mounted taps, sensor light mirror fitted above, wall hung toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

OUTSIDE

Allocated parking for one vehicle, apartment five's parking space is marked with the letter 'C' and outside storage cabinet.

COUNCIL TAX

Band B



SERVICES

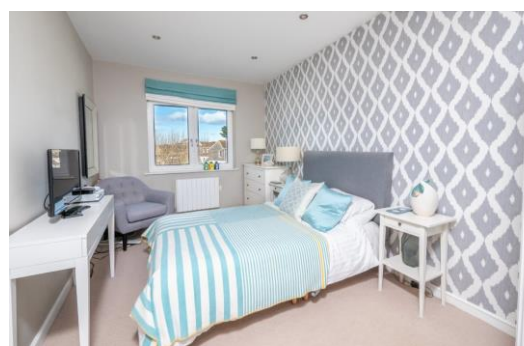
Mains electricity, water and drainage. PV solar.

TENURE

Remainder of a 999 year lease with 1/12th share of the freehold. £100 per month maintenance charge.

AGENTS NOTE

The fixtures and fittings are available by separate negotiation.



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

Proceed up through town via Belle Vue and onto Golf Course Road. Continue down through the golf course, passing Flexbury Park Road and church and Coopers Hawk will be located a short distance along on the right hand side.

