



9 St Andrews Place, Hospital Road

Stratton, Bude, Cornwall, EX23 9BP

Price £187,500

- Spacious two bedroom top floor flat
- Open plan lounge/kitchen/dining room
- Master bedroom with Juliet balcony
- Allocated parking and gas central heating
- Available with no onward chain



The property professionals



9 St Andrews Place, Hospital Road, Stratton, Bude, Cornwall, EX23 0DD

This spacious two bedroom top floor apartment is offered in excellent condition throughout. Located in the popular village of Stratton within easy reach of Bude's town centre and beaches. The property opens into an entrance hallway, large open plan lounge/kitchen/dining room with integrated appliances, Master bedroom with Juliet balcony, further double bedroom and bathroom with white suite bath and separate shower enclosure with mains fed shower.

The property benefits from gas central heating and double glazing, views over the valley and river to the rear and an allocated parking space.

COMMUNAL ENTRANCE

Entering the main building via a composite door, with intercom video system. Stairs ascend to the first and second floors, with oak balustrade and handrail.

ENTRANCE HALL

Oak door opens to the inner hall, useful storage cupboard, wall mounted radiator, light grey laminate flooring and doors serving the following rooms.

OPEN PLAN LIVING

18' 6" x 13' 5" (5.64m x 4.09m) An open plan living space with window to the rear elevation over looking the valley and stream.

The Kitchen is fitted with a range of grey wall and base units with work surface over and matching upstand, inset one and a half bowl sink with side drainer, integrated dishwasher, built in single oven and inset electric hob.

BEDROOM 1

12' 2" x 11' 8" (3.71m x 3.56m) A spacious double bedroom with double doors opening to a Juliet balcony, enjoying views of the surrounding countryside. Continuation of the Grey laminate flooring, and window to the side elevation.

BEDROOM 2

11' 3" x 8' 7" (3.43m x 2.62m) UPVC double glazed window to the side elevation, storage cupboard housing the gas combi boiler.

BATHROOM

9' 10" x 5' 7" (3m x 1.7m) Fitted with an enclosed panel bath with aqua boarding to the wet areas, low flush WC and wash hand basin with vanity unit under, corner shower unit with mains fed shower and aqua boarding.

SERVICES

All mains services are connected.

TENURE

Remainder of a 999 year lease.

SERVICE CHARGE

£922 pa

COUNCIL TAX

Band C



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



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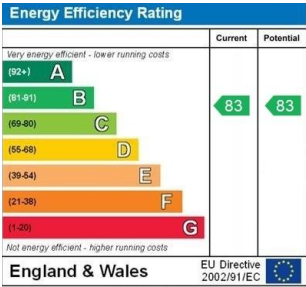
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Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.1 sq. feet)



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