

Regency

ESTATE AGENTS



OLD GLOVE FACTORY, PILTON, EX31 1QS

£275,000

A stunning 2 bedroom penthouse apartment conveniently located in the village of Pilton offering contemporary living within a historic converted factory. Boasting a spacious open plan living/kitchen/dining room, master ensuite bedroom, contemporary bathroom and off-road parking.

Nestled in a tucked away location in the village of Pilton, this modern apartment is situated on the 2nd floor blending bright, contemporary living with the rustic charm that comes with a historic building.

A secure entry system gives access to an impressive communal staircase rising to the penthouse apartment 'No.9'. Stepping through the door a spacious entrance hall is currently set up as a work from home office with beautiful, engineered oak floors and views over Barnstaple Town.

The hall guides you to the fantastic open plan lounge/kitchen/dining space boasting industrial Crittall style windows offering panoramic views, whilst the engineered oak floors continue throughout. The kitchen with breakfast bar provides the perfect social hub, with leathered slate worktops and integrated double oven, hob, dishwasher and washing machine.

The main bathroom comprises a modern white suite comprising a bath, WC & pedestal basin with metro tiles keeping it fresh and bright.

Across the hall there are 2 good-sized bedrooms, with the main benefitting from an en-suite shower room, comprising a large double shower, WC and pedestal basin.

To the outside a block paved private drive is bordered with landscaping creating a colourful approach, leading to a private undercover parking space.

Leasehold

There is a service charge of £1,000 per annum (this can be paid monthly, quarterly or yearly). Flat 9 owns a ninth share of the Freehold. The Lease is for the balance of 999-years which commenced March 2020.

Services: All mains services are connected

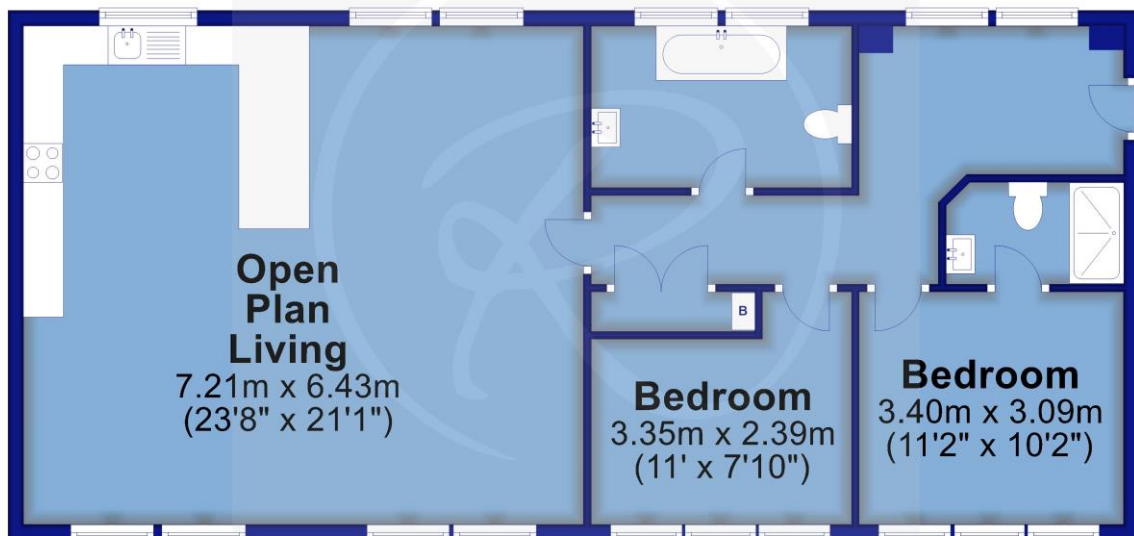
Energy Performance Certificate: C (78)

Council Tax: BAND C (£2,051.75 per annum)



Apartment 9 (Second Floor)

Approx. 91.0 sq. metres (980.0 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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