



## 11 ST MARYS FLATS, BIDEFORD, EX39 2AY

£100,000

An extremely spacious 1 bedroom second floor apartment with the added bonus of a garage and parking space. Conveniently located just a short walk from Bideford High Street and local amenities. Benefitting from uPVC double glazing and electric heating.

Located on Buttgarden Street, this deceptively spacious 1 bedroom apartment is just a short distance from Bideford High Street and a pleasant walk to Bideford Long Bridge and the Tarka Trail.

In need of modernisation, No.11 presents a rare opportunity to acquire an apartment with a garage and an allocated parking space in the town centre. Stairs lead you from street level to the second floor entrance boasting a gorgeous view over the Estuary and Bideford Long Bridge.

Stepping inside the property, a hallway gives access to all rooms, with the bathroom immediately to your right comprising a bath with shower over, WC & pedestal basin.

The bright and airy kitchen has a good array of wall and base level units with space for all appliances and a breakfast table.

In the centre of the apartment sits a good-sized bedroom with built in wardrobe, whilst a very spacious 20' lounge concludes the accommodation.

**Freehold:** Each owner has 1/18<sup>th</sup> share of the Freehold and joins the St Mary's Residents Association which is managed by a local management company.

**Service Charge:** There is a service charge payable of £1200 per annum, payable quarterly. There is a 'right of way levy' for the garage & parking space of £110 per annum payable on 1<sup>st</sup> February to the Residents Association.

**Services:** Mains electricity, water & drainage

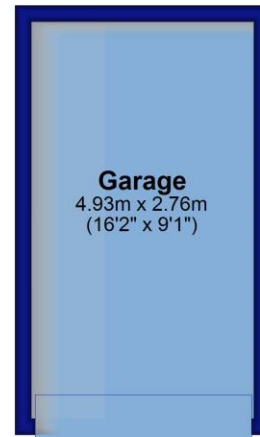
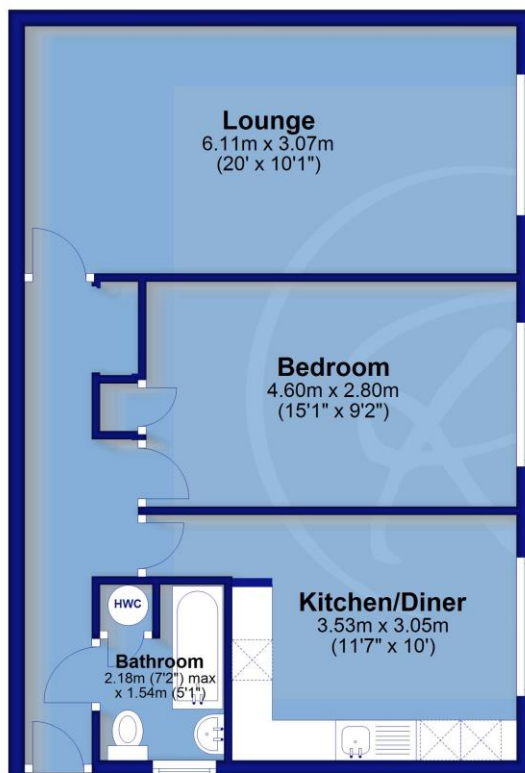
**Energy Performance Certificate:** TBC

**Council Tax:** BAND A (£1,598.57 per annum)



**Ground Floor**

Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 69.3 sq. metres (745.8 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.