



3 TRELAWNEY COURT, NORTHAM, EX39 1ED

£195,000

A spacious 2 bedroom apartment situated in a convenient location boasting views towards the coast. The property has been recently refurbished to include modern kitchen with integrated appliances together with redecoration and new floor coverings whilst benefiting from garage & allocated parking.

Trelawney Court is located within walking distance of the village square, local amenities and excellent public transport links. Recently redecorated throughout, the property now features new floor coverings and a newly fitted kitchen with integrated appliances.

Approached via well-maintained landscaped gardens, the apartment is accessed through a shared entrance, with No. 3 positioned on the second floor.

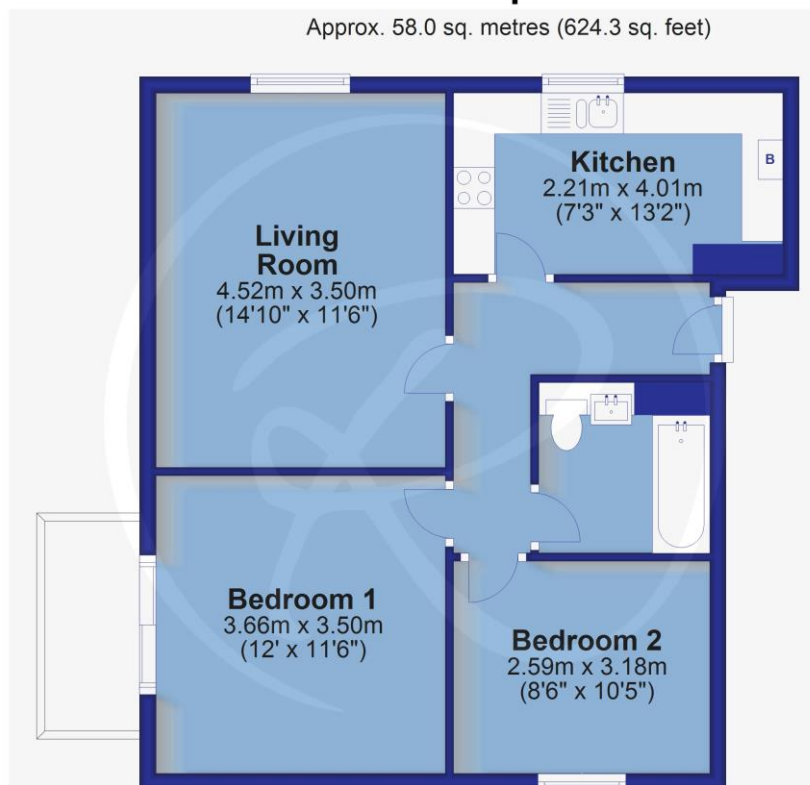
Inside, the new kitchen sits immediately to your right, fitted with a modern range of units and integrated appliances. The current owner has reversed the use of the main bedroom and lounge, enabling the primary living space to open directly onto the private balcony – ideal for enjoying the views towards the coast.

The remaining bedroom is a generous double, and the bathroom includes a bath with shower over, WC and wash basin.

A garage is situated opposite the property in a nearby block, along with an additional designated parking space.

Leasehold: 999-year lease from 2003. Annual service charge £1200 covering buildings insurance, maintenance and ground rent. Each leaseholder holds a 1/12th ownership of the freehold.

Services: All mains services are connected
Energy Performance Certificate: C (79)
Council Tax: BAND B (£1,944.68 per annum)



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.