

## Flat 4 Abbey House, 64-66 Queen Street, Seaton, EX12 2RJ

Asking Price £110,000 Share of Freehold

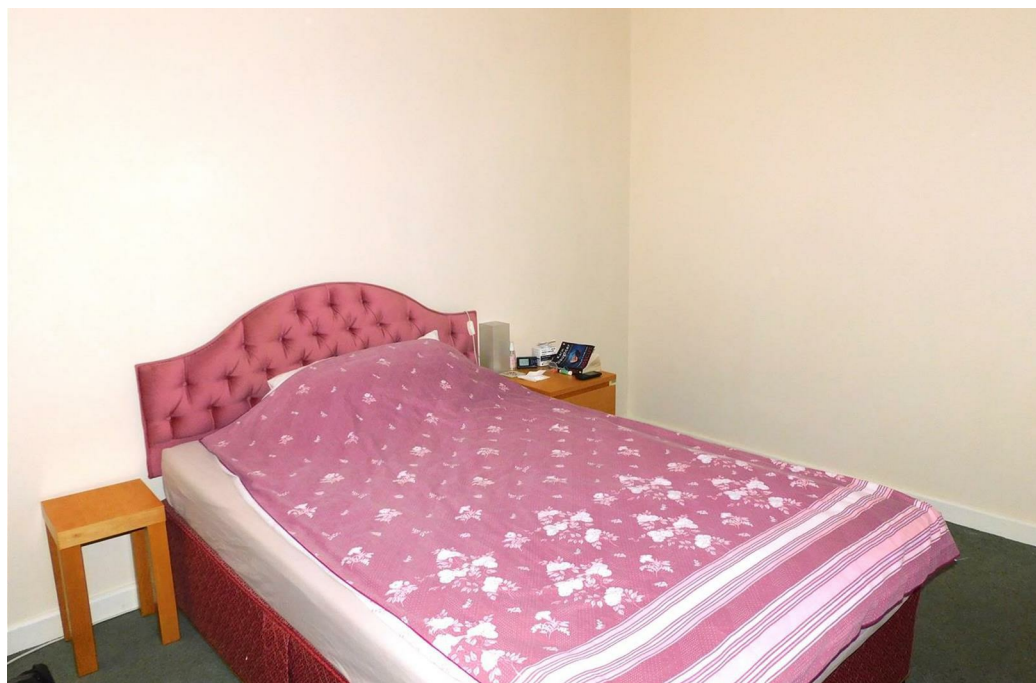
- A well presented first floor flat
- Fitted kitchen
- Sealed unit double glazing
- Ideal investment or lock up and leave property
- Highly convenient central location close to shops and beach
- White suite bathroom
- Permit parking close at hand
- Living room with window seat
- Gas central heating
- One double bedroom

## 64-66 Queen Street, Seaton EX12 2RJ

A first floor, well presented town centre flat located in a highly convenient location close to all amenities and the popular beach. The property benefits from gas fired central heating and sealed unit double glazing throughout. The accommodation briefly comprises a hallway, living room, double bedroom, kitchen and bathroom. The flat would make an ideal investment/rental property, first time purchase or 'bolt hole'/lock up and leave.



Council Tax Band: A



### **Communal Entrance**

Stairs rising to first floor

### **Hallway**

Coats hanging area, radiator, doors leading to

### **Living Room**

15'0" x 13'03" (4.57m x 4.04m)

Window seat with aspect over the front of the property, TV point, built in cupboard with radiator and plumbing for washing machine. Radiator.

### **Kitchen**

8'03" x 6'00" (2.51m x 1.83m)

Fitted with range of units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, single drainer stainless steel sink unit, space for fridge, wall mounted Worcester boiler, space for cooker, tiled surrounds.

### **Bedroom**

11'07" x 10'08" (3.53m x 3.25m)

Aspect to the rear of the flat, radiator.

### **Bathroom**

11'02" x 4'10" (3.40m x 1.47m)

Fitted with white suite comprising 'P' shaped panel bath with fitted shower & screen, low level WC, pedestal wash hand basin, heated towel rail, tiled surrounds.

### **Outside**

There is no garden to maintain, car parking is available approx 5 minutes walk away with a permit costing approx £135 per annum for unlimited/unrestricted parking (further details upon request).

### **Tenure**

The property enjoys the benefit of a one fifth share of the freehold with the remainder of a 99 year lease from 2003 (approx 78 years to run). The service charge is approximately £50 per month.



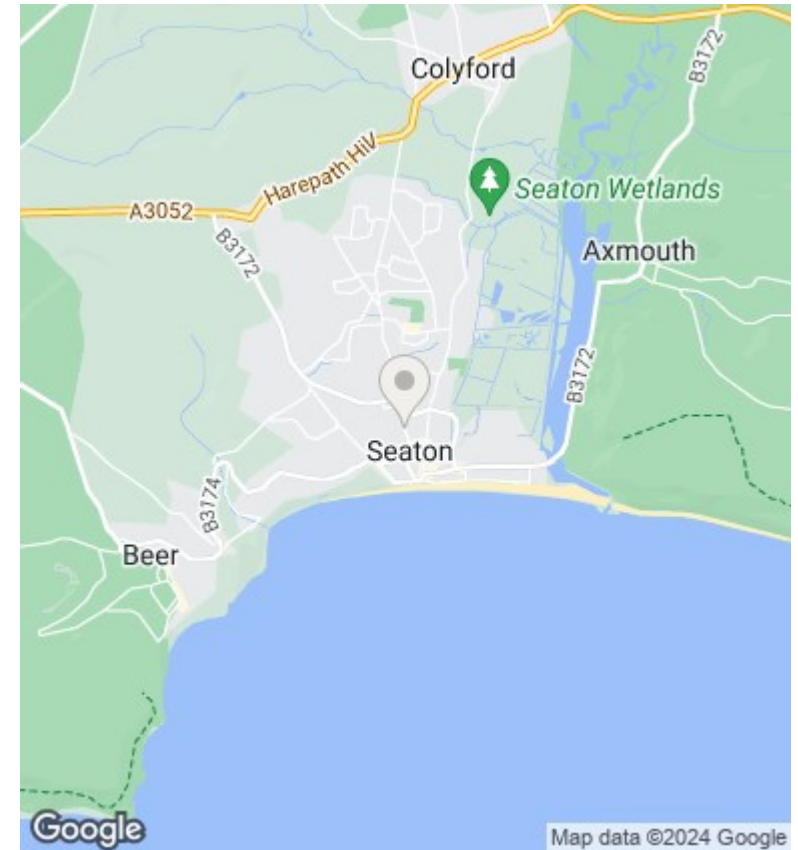
## Directions


## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

A



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>  |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>  |         |           |
|   | 74      | 81        |
| EU Directive 2002/91/EC  |         |           |
| <b>England &amp; Wales</b>  |         |           |