



## 17 Alleyn Court Seaton, Devon, EX12 2JX

Asking Price £150,000 Leasehold

- A ground floor purpose built apartment
- Living room with sliding doors to outside
- Gas central heating & sealed unit double glazing
- NO ONWARD CHAIN
- Highly convenient, peaceful location-walking distance to town/beach
- Good sized kitchen/dining room
- Communal gardens and residents parking
- Two bedrooms
- Family white suite bathroom
- Single garage en bloc

# 17 Alleyn Court , Seaton EX12 2JX

This is a well presented, ground floor purpose built apartment located in this popular development within walking distance of the beach and town centre amenities. The property is presented in good decorative order and offers accommodation including an entrance hall, living room with sliding patio doors to outside, modern kitchen/dining room, two bedrooms and a white suite family bathroom. outside are communal gardens, a residents clothes drying area & residents refuse/bin storage area. The property also benefits from a SINGLE GARAGE en bloc opposite the flat. NO ONWARD CHAIN



Council Tax Band: B



### COMMUNAL ENTRANCE

With stairs rising to the first floor and personal front door leading to

### ENTRANCE HALL

Double fronted storage cupboard, radiator, doors leading to

### LIVING ROOM

13'00" x 12'03" (3.96m x 3.73m)

With a southerly aspect and sliding patio doors to outside, radiator, TV point.

### KITCHEN/DINING ROOM

12'04" x 9'03" (3.76m x 2.82m)

With aspect over the front and including roll top work surfaces, drawer units, cupboard units, eye level wall units, corner display shelving. Single drainer stainless steel sink unit. Built in hob, oven below and hood over. Plumbing for automatic washing machine, concealed wall mounted Worcester boiler, space for fridge/freezer. Tiled surrounds, radiator.

### BEDROOM ONE

13'02" x 11'03" (4.01m x 3.43m)

Aspect over rear garden, radiator.

### BEDROOM TWO

9'07" x 8'01" (2.92m x 2.46m)

Aspect over the front, built in cupboard/wardrobe, radiator.

### BATHROOM

9'07" x 6'03" (2.92m x 1.91m)

Fitted with contemporary white suite comprising panelled bath with fitted shower and screen. Low level WC, pedestal wash hand basin. Tall chrome heated towel rail, tiled surrounds, built in airing cupboard.

### TENURE

We are advised the property benefits from the remainder of a 999 year lease from 1975 (approx 949 years to run). We are advised the Service Charge is approx £102 per month (£1244 annually)

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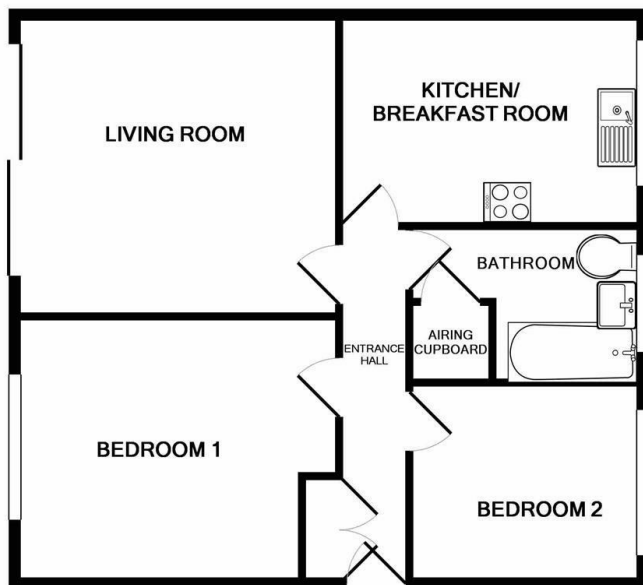
### OUTSIDE

Alleyn Court, situated in a peaceful cul de sac, was constructed in 1975 and offers communal gardens & unallocated residents parking. The property also benefits from a single garage en bloc with up and over door.

### AGENTS NOTES

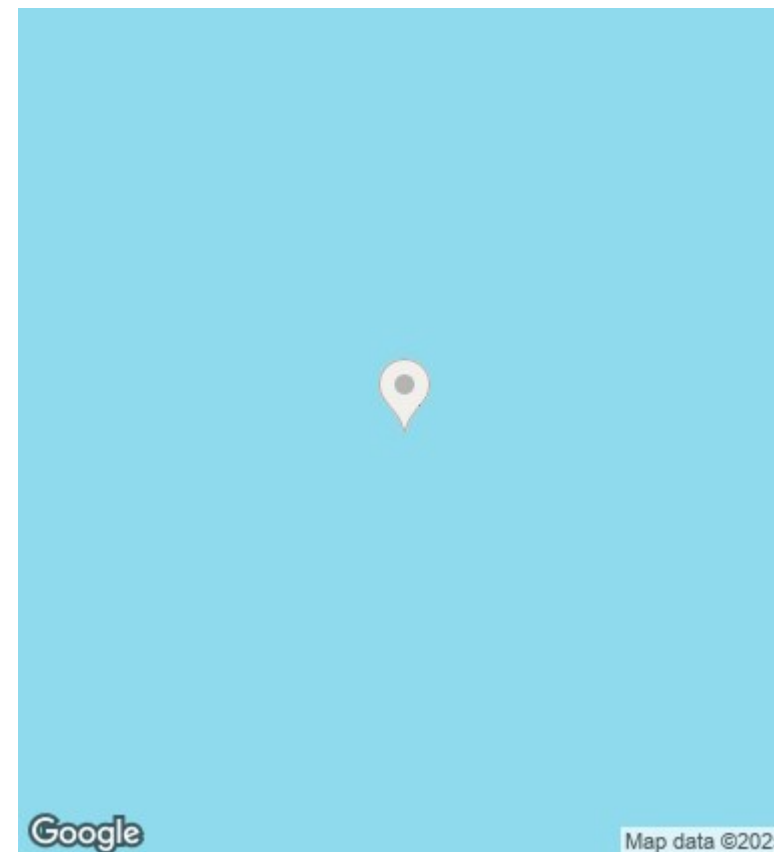
We are advised the property is due to be vacant by the end of September 2025.





TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 72        |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |