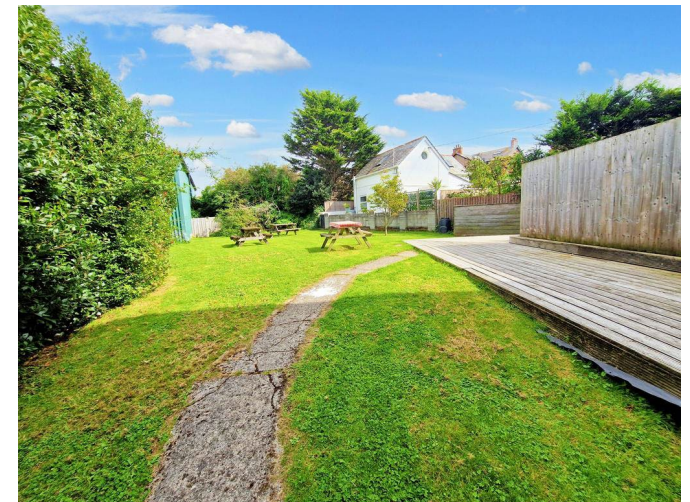


Asking Price £115,000 Leasehold



2 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

www.trace-property.co.uk

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EPC Rating C

Council Tax Band A

Key Features

- 🏠 Recently decorated 1 Bed Ground Floor Flat
- 🏠 Tucked away Town Centre Location
- 🏠 Close to the Beach!
- 🏠 Private residents underground parking
- 🏠 Use of beautifully maintained gardens
- 🏠 Gas central heating and uPVC d/g windows
- 🏠 Service charge includes water rates
- 🏠 Previously let for £750pcm
- 🏠 Perfect holiday let!
- 🏠 Would appeal to first time buyers and investment purchasers alike

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Entrance Hall

Door to:

Open plan Living/Dining Room 4.31m x 3.87m max

A very well presented, good sized light and airy front aspect room. Radiator, carpet, uPVC double glazed window.

Kitchen 2.8m x 1.54m

Plenty of storage with matching cream shaker units and roll edge work surface over. Built in oven and hob, space for fridge freezer and washing machine.

Shower Room 2.70m x 1.03m

Large built in shower cubicle with mixer shower. Low level WC, wash hand basin, extractor fan and heated towel rail.

Bedroom One 4.07m x 3.82m L Shaped

Rear aspect double room with uPVC double glazed window, radiator and carpet.

Outside

Underground residents parking with electric key fob entry providing parking for one car. Use of immaculately maintained gardens and seating areas. Communal refuse/recycling area with bins provided and refuse service.

Services

Mains electricity, water and gas.

Tenure

A new 999 year lease will be granted upon sale, with no ground rent payable. Annual service charge of £1,000.00 which includes water rates.

Asking Price £115,000 Leasehold

Overview

*** 1ST YEARS SERVICE CHARGE INCLUDED! ***

This immaculately presented, recently decorated, 1 bed property, located in the heart of Bude, is now available for sale with no onward chain.

Situated on The Strand, this property boasts a prime town centre location, ensuring you have everything you need right at your doorstep and is just a stone's throw away from the Beach.

As a resident, you'll have exclusive access to the fully maintained garden area's.

Parking worries will be a thing of the past with the residents' garage at your disposal. With a convenient key fob for the electric door, you can securely park your vehicle and have peace of mind knowing it's safe and protected. Say goodbye to the hassle of searching for parking spaces and enjoy the convenience this feature offers.

The property will appeal to both first time buyers and investment purchasers alike, making a fantastic home, holiday let or equally suitable as a long term let – previously achieving £750 pcm.

2 Strand Court

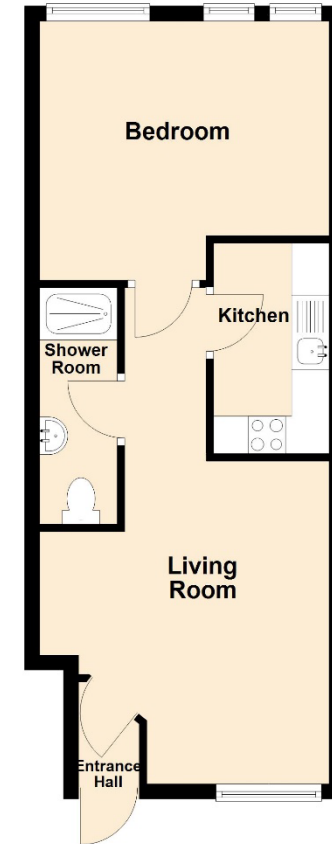
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Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 38.5 sq. metres (414.7 sq. feet)