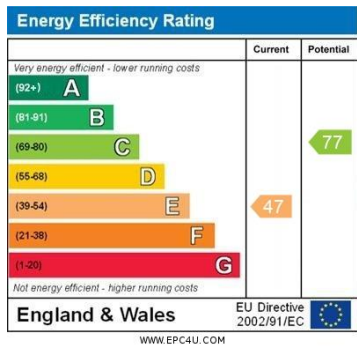




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

22 Chester House, Imperial Road,
Exmouth, EX8 1DB

GUIDE PRICE
£129,950
TENURE Leasehold



A Stunning Ground Floor Retirement Apartment Located In A Period Grade II Listed Building A Short Distance From The Town Centre And Seafront Offering Beautifully Refurbished Elegant Accommodation

Stylish Refitted Kitchen * Large Double Bedroom With Walk In Wardrobe And Built In Storage Cupboard * Refitted Quality Shower Room/Wc * Modern Electric Heating * House Manager With Assisted Emergency Call System * Residence Lounge * Viewing Highly Recommended

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THE ACCOMMODATION COMPRISES: Communal entrance with door entry security system giving access to communal hall. The apartment is located on the ground floor with it's own private front door with spyhole and letterbox leading to:

RECEPTION HALL: With tiled flooring, feature tiled flooring, modern electric wall heater, door intercom with emergency Careline cord.

LOUNGE/DINING ROOM: 5.18m x 4.7m (17'0" x 15'5") maximum measurement into secondary glazed panelled bay window which overlooks the front aspect (these windows are shortly being refurbished as part of the maintenance of the building). A most spacious and elegant room with high ceilings, picture rails, feature fire surround with slate hearth, TV point, two modern electric wall heater, wood effect flooring, large opening through to:

KITCHEN: 2.87m x 1.78m (9'5" x 5'10") Beautifully refurbished with range of pattern worktops with tiled surround with cupboards, drawer units, integrated dishwasher beneath working surfaces, inset four ring hob with chimney style extractor over with light, built in oven and grill with cupboards above and below, pull-out larder style cupboard, wall mounted cupboards incorporating two glass display units, space for upright fridge/freezer, single drainer one and a quarter bowl sink unit with mixer tap set into work surface, ceiling lantern style downlighters.

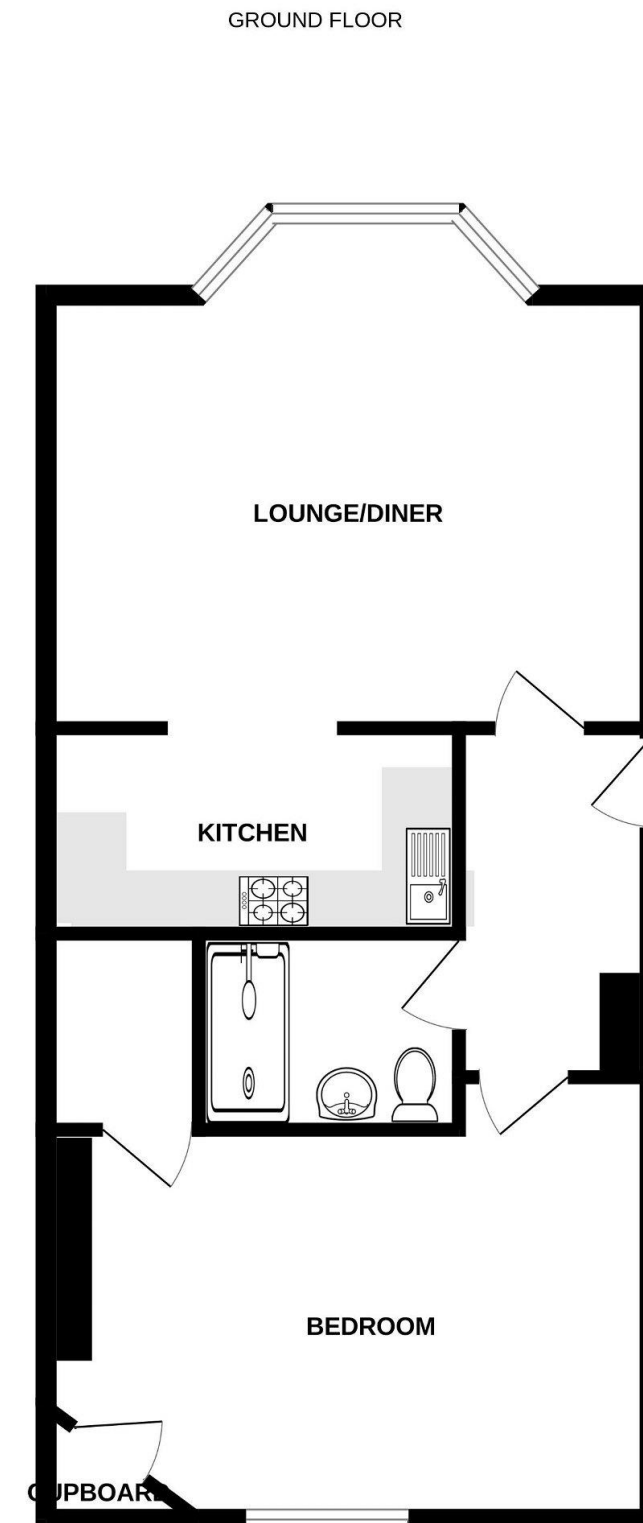
BEDROOM: 4.88m x 3.38m (16'0" x 11'1") Excluding door and window recesses. With sash style window to rear aspect, modern electric wall heater, TV point, walk-in wardrobe with clothes rail and light, further good size storage cupboard with shelving.

SHOWER ROOM/WC: Beautifully refitted with an ease of access double width shower cubicle with shower splash screen and shower unit in tiled surround, tiling to splashback areas, wash hand basin set into work surface with cabinet beneath, cabinet and WC beneath with push button flush with display surface over, matching tiled splashbacks, mirrored fronted medicine cabinet, ceiling extractor fan, chrome heated towel rail.

TENURE & OUTGOINGS: We understand the property is Leasehold and held on a 200 year lease from 1988. The annual Service charge is £3,696. Ground rent to be confirmed.

AGENTS NOTE: We understand from the vendor that the outside of the building is currently being refurbished and will be completed in the next few weeks; at the vendor's expense.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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