



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

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Flat 19 Aldborough Court, 21 Douglas Avenue, Exmouth, EX8 2HA

GUIDE PRICE

£270,000

TENURE Share of Freehold



A Beautifully Presented Purpose Built Ground Floor Apartment Located In The Sought After Avenues Area Of Exmouth With Stunning Communal Gardens And Car Port

Spacious Lounge/Dining Room With Access To Patio Sun Terrace * Stylish Modern Kitchen/Breakfast Room * Two Double Bedrooms Both With Built-In Wardrobes * Gas Central Heating Via Modern Boiler * Double Glazed Windows * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Communal front door giving access to just six apartments with door intercom system. This apartment is found on the ground floor and approached via private front door to:

RECEPTION HALL: Radiator, door entry phone, two shelved storage cupboards, one housing electric consumer unit, telephone point, doors giving access to all rooms.

LIVING/DINING ROOM: A most spacious room with double glazed door giving access to the PATIO SUN TERRACE. The room itself enjoys a large double glazed window allowing an abundance of light and enjoying a lovely outlook over the communal gardens, TV point, two radiators.

KITCHEN/BREAKFAST ROOM: A bright modern room with double glazed windows to side and rear aspects, fitted with range of work surfaces with tiled surrounds, inset single drainer sink unit with mixer tap, cupboards, drawer units, integrated dishwasher, plumbing for automatic washing machine, built-in oven beneath patterned work surfaces, inset electric hob with extractor hood over, wall mounted cupboards incorporating two glass fronted display units, one housing the gas boiler for hot water and central heating, space for upright fridge/freezer, upright shelved storage cupboard, ceiling spotlighting, radiator.

BEDROOM 1: Double glazed window overlooking the communal gardens, built-in double wardrobe, radiator.

BEDROOM 2: Double glazed window to rear aspect, radiator, built-in single wardrobe.

SHOWER ROOM: Stylishly fitted with double ease of access shower tray, shower screen, Mira shower unit, fitted seat and handrail, vanity style wash hand basin, splashback walls surrounding the shower area and sink unit, shaver socket, double glazed window with patterned glass, chrome heated towel rail.

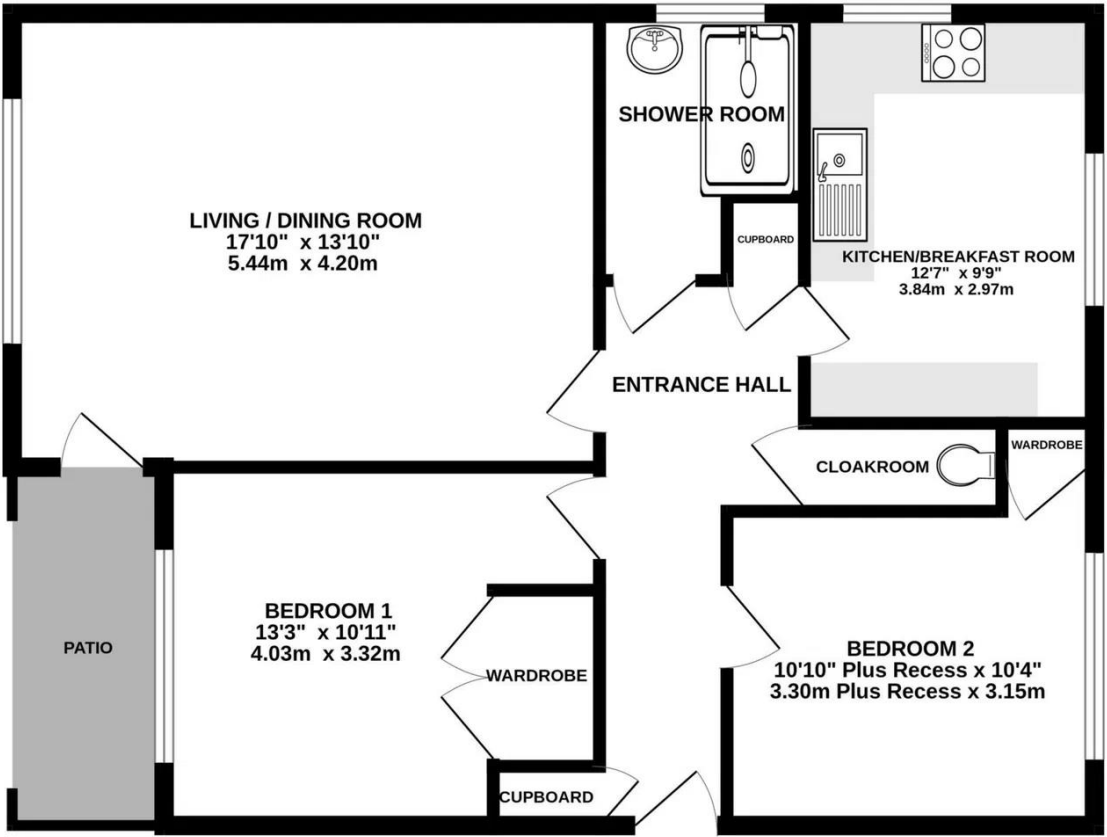
SEPARATE CLOAKROOM/WC: Comprising of WC with push button flush and space saver sink unit above, handrail, extractor fan.

OUTSIDE: A superb feature of Aldborough Court are the stunning mature communal gardens which offer an array of colour, beautifully planned with various pathways including a bridge over a central pond feature, with lawned communal gardens. To the rear of Aldborough Court there is parking facilities where this property enjoys a car port.

TENURE & OUTGOINGS: The property is leasehold, but has an equal share of the freehold with the other apartment owners. We understand that there is around 930 years remaining on the lease. Service Charge: £385 per quarter. No pets are allowed.

FLOOR PLAN:

GROUND FLOOR



CRANFORD AVENUE, EXMOUTH

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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