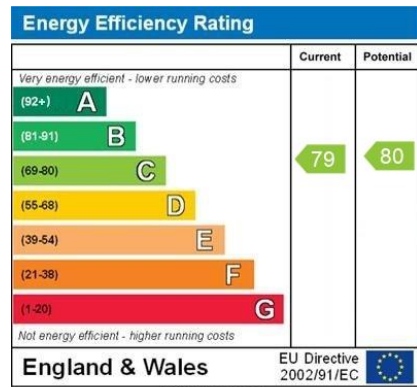




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7 Cranford Hill House, Cranford Avenue, Exmouth, EX8 2NY

GUIDE PRICE
£249,950
TENURE Leasehold



A Purpose Built Ground Floor Flat With Its Own Enclosed Rear Garden And Allocated Parking Space Conveniently Located Close To Amenities And Offered For Sale With No Ongoing Chain

Open-Plan Living/Dining Room/Kitchen * Two Double Bedrooms * En-Suite Shower Room/Wc * Main Bathroom Suite * Double Glazed Windows * Gas Central Heating * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system giving access to communal hallway, private front door giving access to the apartment:

ENTRANCE PORCH: Coat rack, laminate flooring, inner door to:

RECEPTION HALL: Laminate flooring, radiator, door telephone entry phone, storage cupboard with shelving and also housing electric consumer unit with light, glazed panelled double doors to:

OPEN-PLAN LOUNGE/DINING ROOM/KITCHEN: 6.5m x 5.08m (21'4" x 16'8") A lovely open-plan living area. Wood laminate flooring, fire surround housing living flame electric fire, TV point, telephone point, two radiators, double glazed window and double glazed doors opening onto the private enclosed rear garden. **KITCHEN AREA:** Fitted with patterned work surfaces, extended to provide a breakfast bar area with tiled surrounds, cupboards, drawer units, plumbing and appliance spaces beneath, single drainer sink unit with mixer tap, four ring gas hob with built-in oven below and stainless steel chimney style extractor hood over, wall mounted cupboards, one housing the gas boiler for hot water and central heating, tiled flooring, recessed ceiling led lighting.

BEDROOM 1: 3.86m x 2.79m (12'8" x 9'2") plus wall recess Which is fitted with a built-in double wardrobe with clothes rail, double glazed window to front aspect, radiator, TV point, telephone point.

EN-SUITE SHOWER ROOM/WC: 2.01m x 1.78m (6'7" x 5'10") Fully tiled with tiled flooring and recessed ceiling led spotlighting, corner shower cubicle, pedestal wash hand basin, WC with push button flush, heated towel rail, ceiling extractor fan.

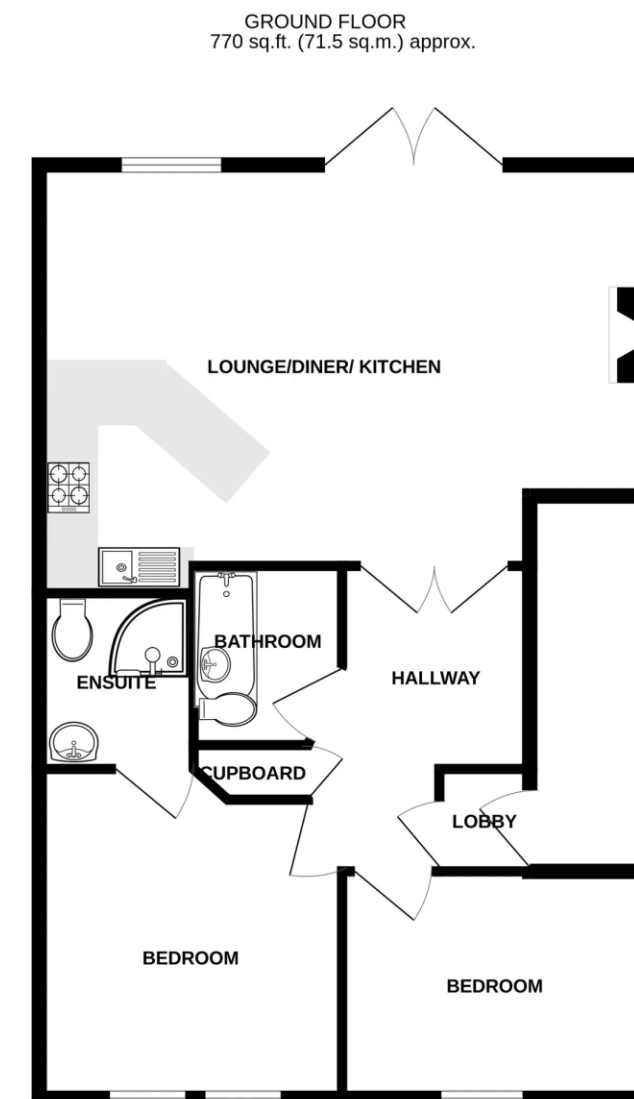
BEDROOM 2: 2.82m x 2.64m (9'3" x 8'8") plus wall recess Fitted with built-in double wardrobe with clothes rail, radiator, double glazed window to front aspect.

MAIN BATHROOM/WC: 1.98m x 1.75m (6'6" x 5'9") Comprising of bath with handgrips, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, fully tiled walls and tiled flooring, recessed ceiling spotlighting, ceiling extractor fan.

OUTSIDE: The property benefits from its own private garden accessed directly from the living area and comprises of patio sun terrace areas and pathway, lawned gardens, flower and shrub beds, rear gate giving access to the parking area where this apartment has the benefit of one allocated parking space. There is a bike store and visitors parking.

TENURE: The property is held on a 125 year lease from January 2006. Service Charge: £530 paid half yearly which includes the building insurance. Ground Rent: £112.50 paid half yearly. Council Tax Band: D

FLOOR PLAN:



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.
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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