



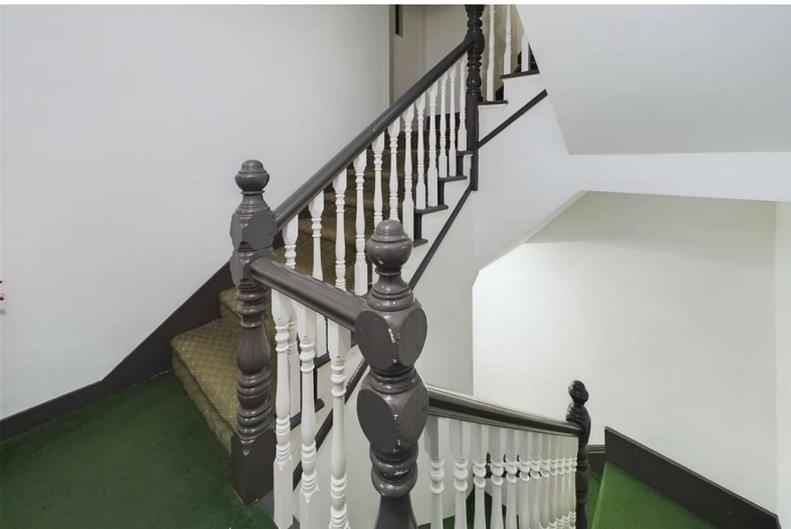
turners



1 Palm Court Apartments

Runnacleave Road, Ilfracombe, EX34 8AR

£200,000



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Welcome to this beautiful and spacious first-floor apartment. Boasting 95m² of living space, As you step inside the property, you're greeted by a large living room with plenty of natural light streaming through the windows. The kitchen is newly refurbished with plenty of cabinet space, and modern finishes. The apartment features three spacious bedrooms, each with plenty of closet space and natural light, a bathroom with bath with shower above, and separate WC, making it perfect for families, couples, and individuals looking for plenty of room to spread out.

This apartment is just minutes away from tunnels beaches and Wildermouth Bay and is situated on a quiet road in a sought after part of Ilfracombe.

- A large first floor apartment
- Over 95msq of living space
- 999 year lease in a well run block
- Quiet location close to Tunnels Beach
- Newly refurbished kitchen
- Three spacious double bedrooms



Hallway

5'4" x 3'9" (1.63 x 1.16)

A spacious entrance hall centrally located giving immediate access to all rooms.

Living Room

21'7" x 11'10" (6.59 x 3.63)

A large front aspect room with a floor to ceiling bay window allowing an abundance of natural light to fill the room. This living space is perfect for modern family living, comfortably accommodating a lounge area and a spacious dining area in the same open plan space.

Kitchen

12'10" x 9'2" (3.93 x 2.8)

A newly refurbished kitchen, with sleek, modern white cabinetry at both floor and eye level providing ample storage space. Finished with a solid wood worktop, inset stainless steel sink and drainer and allocated spaces for all necessary appliances. The walls are a tiled splash back finish with wooden up-stand and the flooring is a light oak laminate.

Bedroom 1

17'5" x 11'6" (5.32 x 3.53)

The primary bedroom is an extensive rear aspect room with large bay window giving a real light and airy feel. The room is carpeted throughout and offers substantial space and grandeur.

Bedroom 2

17'5" x 8'7" (5.31 x 2.62)

Another large double bedroom with expansive bay window allowing for an abundance of natural light.

Bedroom 3

11'3" x 11'6" (3.43 x 3.52)

The smallest of the three bedrooms but still a generous double and bigger than most primary bedrooms in new build properties. This front aspect room is L shaped and like all the rooms in this apartment, benefits from lots of natural light.

Bathroom

8'10" x 5'2" (2.7 x 1.58)

A good sized family bathroom complete with three piece suite comprising of; a bath with shower and enclosure above, a pedestal sink unit and low level WC. The walls are predominantly tiled and the flooring is modern tile effect vinyl.

WC

2'11" x 5'4" (0.89 x 1.64)

A very useful additional WC, essential in a three bedroom property of this size.

Agent Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

The property has a 999 year lease.

The service charge is £100 per calendar month

There is a small communal lift.

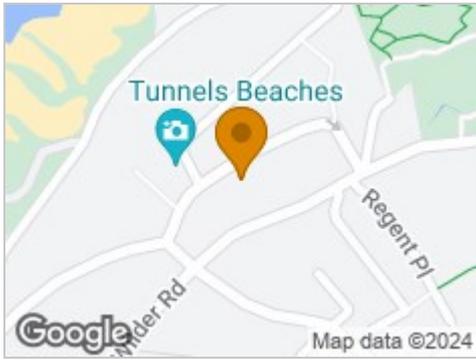
To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

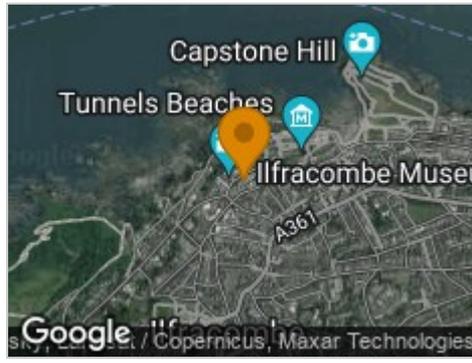
From our office if you head along the High Street in a westerly direction. At the first set of traffic lights take a right into Northfield Road and follow it down before coming to a junction and another set of traffic lights. Go straight over the junction onto bath place and follow the road round to the right becoming Runnacleave Road. Palm Court Apartments can be found on the right hand side.



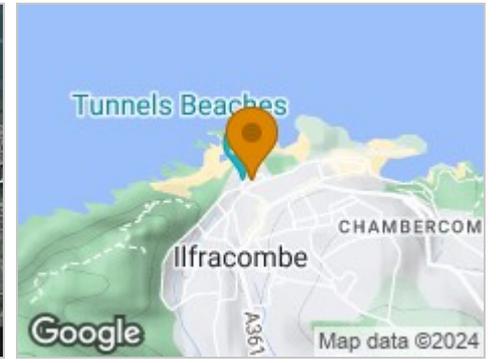
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

