





This perfectly located first floor apartment benefits from a lovely balcony with views over the estuary. Well maintained block with existing stairlift in common parts, pretty communal gardens and visitors parking. Garage with power and windows. Located in the heart of Topsham to the rear of The Salutation. Requires modernisation and has no ongoing chain.





Topsham St Margarets Court £395,000

Two Double Bedrooms | First Floor Retirement Apartment | Estuary Views | South and South West Facing Balcony | Garage | Master En Suite | Large Sitting/Dining Room |

Kitchen | Central Topsham Location | No Ongoing Chain

Entrance Hallway

Entry phone, radiator and airing cupboard with hot water cylinder.

Sitting/Dining Room

West facing window and patio doors to balcony with views South toward Exmouth and West across the river. Decorative fireplace with gas fire, two radiators and light fittings.

Kitchen

Window over front courtyard. Fitted kitchen, sink top, appliances and gas boiler.

Bedroom One

West facing window, radiator and fitted double wardrobes.

Ensuite

Shower cubicle, WC and washbasin. Towel rail radiator.

Bedroom Two

Window to courtyard at the front, radiator and light.

Bathroom

Just off the corridor, the main bathroom is fitted with an easy-access bath, wash basin and W.C.

Communal Gardens

Private garden area outside the ground floor and a small, well maintained communal area to the side. A bin store and an outside drying area also available.

Garage

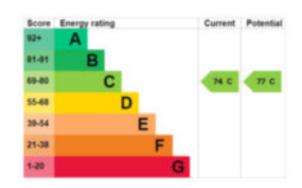
Electric counterweight door, power and radiator.

Guest Suite

Located to the left as you approach the main entrance are steps to a coach house apartment which acts as a suite for residents guests to stay in at a nominal nightly rate.

Agents Notes

The property is leasehold and has 89 Years left. We understand that the Service Charge is £2.867 Per Annm and includes the building insurance and water rates and the Ground Rent £140.00 Per Annum

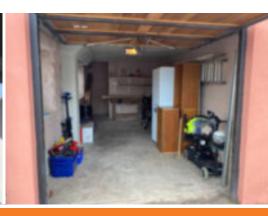




Total floor area 67 6 eq.m. (540 eq.6.) apprix







EAST DEVON OFFICE Tel: 01392 877240 61 Fore Street Topsham Exeter EX3 OHL EXETER OFFICE Tel: 01392 345070 18 Southernhay West Exeter EX1 1PJ

www.eastofexe.co.uk enquiries@eastofexe.co.uk

