



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 Salvation. Requires modernisation and has no ongoing chain.

Topsham
St Margarets Court £395,000

East of **EXE**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area 67.8 sq m (728 sq ft) approx.
 This plan is for illustrative purposes only and may not be representative of the property. Please visit our Property Page for more details.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.