



East of 
ESTATE AGENTS

Armada Court
Topsham £275,000

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Attractive and light one bedroom first floor apartment in the highly sought after estuary town of Topsham and just a short level walk to all the amenities. The property offers light and spacious accommodation featuring; large living/dining room, attractive fitted kitchen, good sized double bedroom and shower room. Plus the additional benefits of a lift, secure parking, visitors' suite, 24-hour emergency call system, estate manager and landscaped gardens.

Attractive first floor apartment | One bedroom | Light and spacious living/dining room | Fitted kitchen | Spacious double bedroom with fitted wardrobe | Shower Room | Lift access | Communal laundry room and residents lounge | Residents unallocated parking | Age exclusive property

APPROACH

Covered communal entrance with doors to communal entrance hallway with lift leading up to the first floor and front door to apartment 15 and entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to living/dining room, bedroom and shower room. Hatch to loft space. Wall mounted electric night storage heater. Wall mounted Tunstall emergency alert panel. Door to deep storage cupboard also housing hot water tank and shelving.

LIVING/DINING ROOM

Light and spacious room with large double glazed window to side aspect. Two wall mounted electric night storage heaters. TV and telephone points. Feature fireplace with ornate mantle and hearth, and fitted electric coal effect fire. Glass panel door to kitchen.

KITCHEN

Double glazed window to side aspect. Fitted kitchen with range of base and wall units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink.



Integral eye-level electric oven and ceramic hob with extractor hood over. Integral fridge/freezer.

BEDROOM

Spacious double bedroom with double glazed window to side aspect. Wall mounted electric night storage heater. Double doors to built-in wardrobe complete with hanging rail and shelf. TV and telephone points.

SHOWER ROOM

Attractive room with fully tiled walls and modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under and further wall cupboard with feature lighting. Walk-in shower enclosure with tiled surround and mixer shower over. Electric ladder style radiator. Shaver point. Extractor fan. Wall mounted electric fan heater.

COMMUNAL GARDENS

The residents have the use of the well tended communal gardens featuring a lovely pagola with seating and outlook over the bowling green.

PARKING

There is parking available but not allocated.

AGENTS NOTES

To the best of the Vendors knowledge they have advised the following:-

Tenure: This apartment is leasehold

Years Left Remaining: 105 years

Service charge: £3,838.24 per annum (paid half yearly)

Ground rent: £399 per annum (paid half yearly)

Management Company: First Port

Electricity: Mains

Heating: Night Storage Heaters.

Water: Mains

Sewerage: Mains

Council Tax Band: B

Council: Exeter City

Parking: Residents Parking

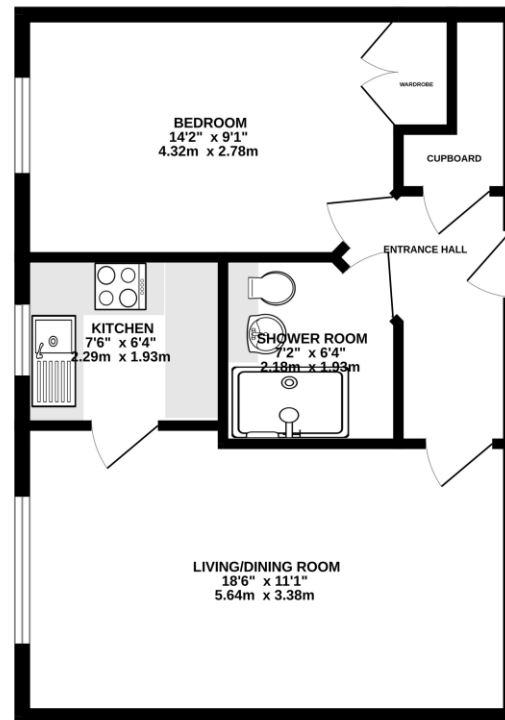
Garden details: Communal Garden

Broadband speed: Full Fibre Broadband - 1600mps download and 115mps download

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone



FIRST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (44.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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