



#### AGENTS NOTES:

Council Tax Band: B - Exeter City Council.

Lease - Start 2009, 1,162 years remaining

GR - £40 PA

Service Charge - circa, £600 PA

Management company - Bradleys

**Altamira**  
Exeter £240,000

**East of** **EXE**



# Altamira Topsham £240,000

Modernised Top-Floor Apartment | 2 Spacious Double Bedrooms | Balcony | Built in Wardrobes | Courtyard | Views of the Estuary | NO CHAIN |

## APPROACH

Upvc part glazed front door to communal entrance hallway with stairs to first floor. Front door to the flat.

## LIVING ROOM

Light and spacious living room with large Upvc double glazed window to front aspect offering wonderful views over Topsham and the Haldon hills beyond. Wall mounted electric night storage heater. Feature fireplace with polished granite hearth and fitted wood burner style fire. Picture rail. TV point. Alcove shelving. Door to inner hallway.

## INNER HALLWAY

Small connecting hallway with doors to bedrooms and bathroom and doorway to kitchen/dining room. Door to airing cupboard complete with hot water tank and shelf.

## KITCHEN/DINING ROOM

Spacious with Upvc double glazed window to rear aspect. Range of base units in green finish. Granite worktop with matching upstand and inset Butler style sink. Space for slot in electric cooker. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled floor. Upvc double glazed door to balcony enclosed by railing. Arch to useful alcove area.

## BEDROOM 1

Large spacious double bedroom with two Upvc double glazed windows to front aspect with views over Topsham and towards the Haldon Hills beyond. Wall mounted electric night storage heater. Triple sliding doors to built-in wardrobe.

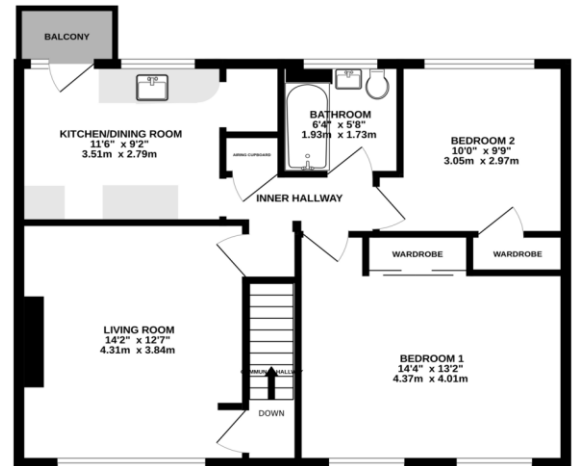
## BEDROOM 2

Further good sized double bedroom with Upvc double glazed window to rear aspect. Wall mounted electric night storage heater. Door to wardrobe complete with hanging rail and shelving. Telephone point.

## BATHROOM

Modern bathroom with Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, mixer tap with shower head attachment and glass screen. Tiled floor. Extractor fan. Chrome ladder style radiator. Built-in storage unit with shelving and cupboards.

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Reproductor purposes only.  
Made with SketchUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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