



**Flat C, Moose Hall Higher Church Street, Barnstaple, EX32 8JE**

**Asking Price £175,000**

Welcome to this exceptional 2-bedroom apartment, a stylish transformation of the former Moose Hall Art Gallery into a contemporary industrial haven.

### Description

Welcome to this exceptional 2-bedroom apartment, a stylish transformation of the former Moose Hall Art Gallery into a contemporary industrial haven. Step into luxury with polished concrete floors throughout, complemented by underfloor heating for comfort in every corner.

The heart of the home is the vast open-plan lounge/diner seamlessly integrated with a sleek modern kitchen. Fitted with state-of-the-art appliances including a built-in cooker, hob, extractor fan, fridge, freezer, dishwasher, and washing machine, it's a culinary enthusiast's dream.

Retreat to two generously sized bedrooms, each offering ample space for relaxation. The modern family bathroom boasts elegance and functionality, featuring a shower over bath, heated towel rail, and a heated vanity mirror unit, ensuring indulgent comfort.

Designed for sustainability, this contemporary flat is equipped with solar panels, offering eco-conscious living alongside its luxurious appeal.

Don't miss the opportunity to make this modern masterpiece your own, where style meets practicality in perfect harmony. Schedule a viewing today and step into your new lifestyle.

Lounge 15'4" x 29'0" (4.69 x 8.85)



Kitchen 11'9" x 9'11" (3.60 x 3.04)



Bedroom 1 17'8" x 12'6" (5.39 x 3.83)



Bedroom 2 14'1" x 8'11" (4.31 x 2.72)



## Bathroom



### Services

Mains Electric, Gas, Water and Drainage

Council Tax - Band A

EPC Rating - C

Solar Panels - Generating an income of approx £550 per annum

### Lease

999 year lease

Peppercorn ground rent

1/3 of freehold or management company upon completion

Benefit and responsibility of FIIT Solar Panels

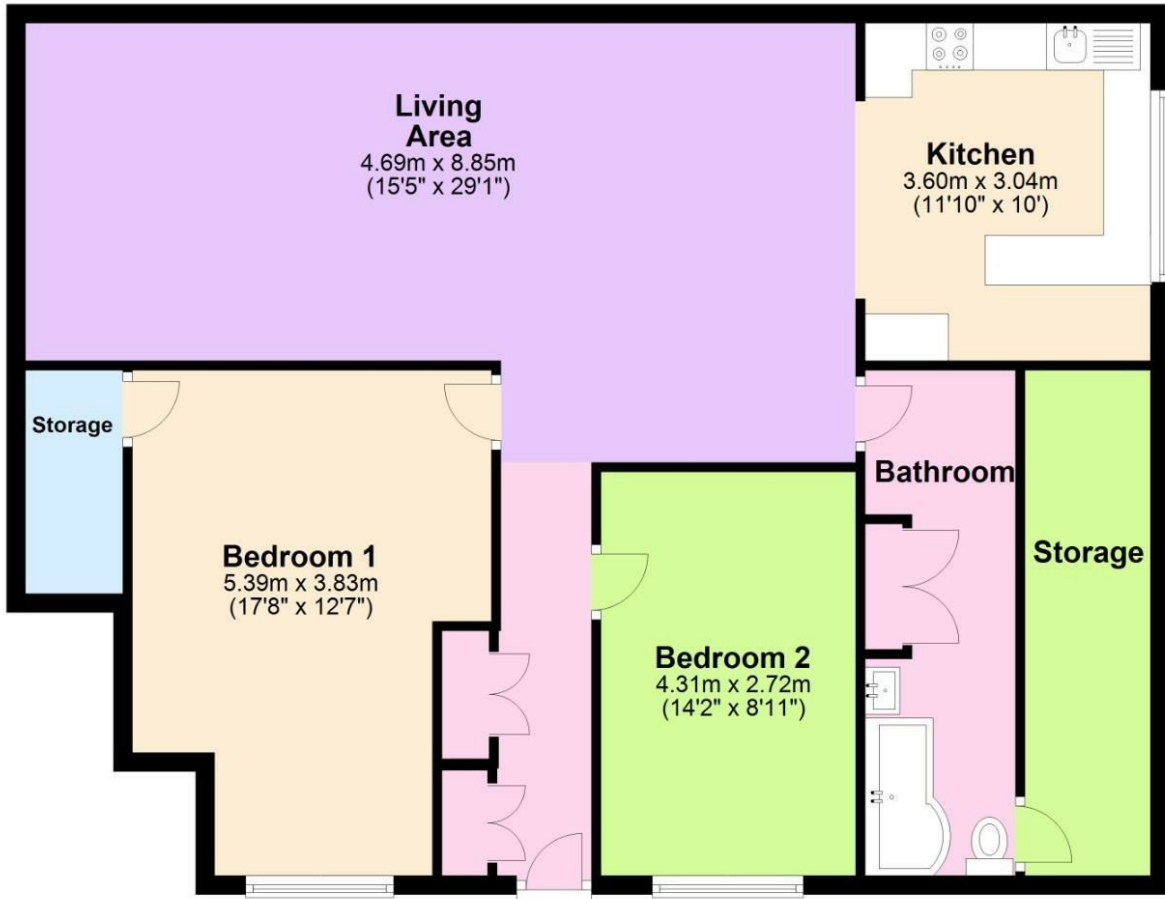
### Measurements

While we endeavor to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

### Consumer Protection and Unfair Trading Regulations

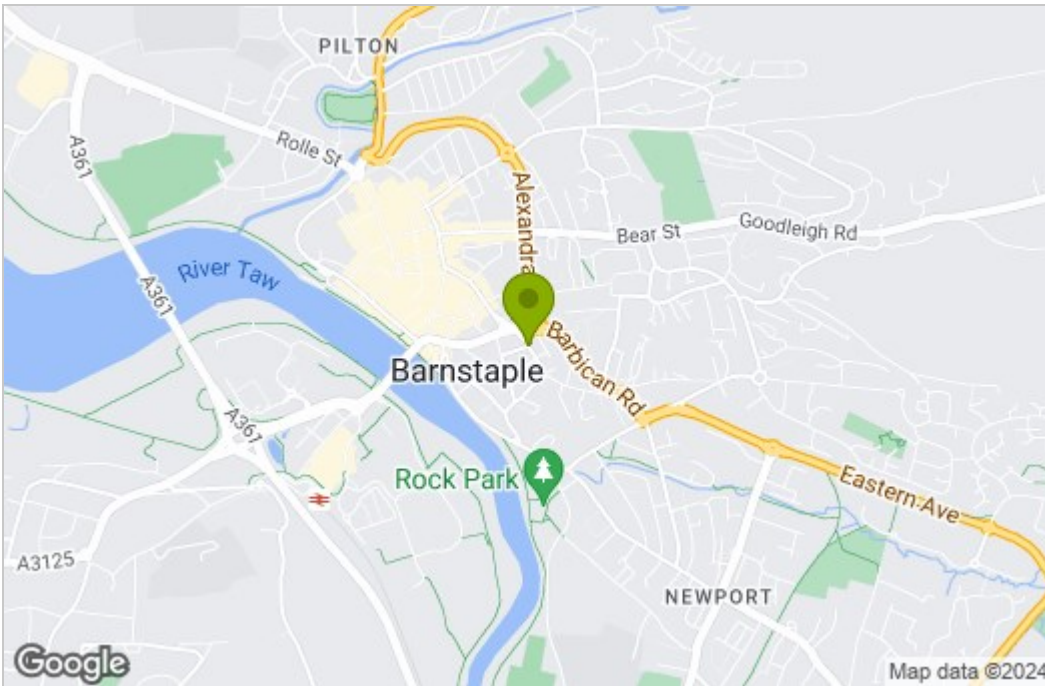
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

# Floor Plan

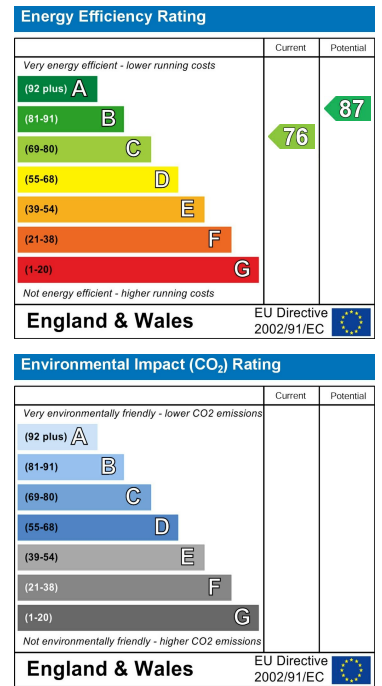


**Ground Floor**

# Area Map



# Energy Efficiency Graph



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