



WOOLLIAMS
Property Services

Guide price £65,000
Alexandra Court, Barnstaple, EX32



1

Bedroom



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Set within the quiet and well-maintained Alexandra Court development, this well-presented one-bedroom ground floor apartment offers comfortable and secure living exclusively for the over-55s. The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, ideal for coats and shoes. The bright and inviting living room and kitchen provides ample space for both seating and a dining table, making it ideal for relaxing or entertaining. The generously proportioned double bedroom benefits from built-in wardrobes. The bathroom is fitted with a bath, shower, W.C, and washbasin.

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Barnstaple offers a good choice of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for is its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

Communal Entrance Area

Communal front door off, staircase and lift accessing the upper floors.

Entrance Lobby

Front door off, built-in cloak cupboard, fitted carpet.

Lounge Area *3.85m x 3.81m (12' 8" x 12' 6")*

Two night storage heaters, fitted carpet, open access to

Kitchen Area *2.21m x 1.30m (7' 3" x 4' 3")*

Inset drainer stainless steel sink with drawers and cupboards below. L shaped working surface. Range of wall units, part tiled walls, entry phone and emergency alarm with pool cord.

Bedroom *3.20m x 3.16m (10' 6" x 10' 4")*

Built-in mirror fronted wardrobes to one wall, there's a further shelf dresser unit with door covers below on the adjacent wall.

Inner Lobby

Airing cupboard housing a factory lagged cylinder.

Bathroom *1.87m x 1.78m (6' 2" x 5' 10")*

Fitted with a sandal wood coloured suite comprising a panelled bath with tiled wall area, low-level WC, pedestal wash hand basin, wall-mounted Dimplex warm air heater, heated towel rail, extractor unit, emergency pool cord.

Outside

There are communal gardens and grounds, as well as ample communal parking for Flat owners and visitors. Please note that there are no allocated parking spaces available for Flat 30

Council Tax

Band A

EPC

We have requested an EPC assessment for the property. Once the certificate is available the details will be added to our property brochure and promotional material.

Services

Mains water, electricity, and drainage connected.

Tenure

LEASEHOLD. The flat is being sold with the balance of a 99 year lease granted on 09 March 1984 and ending on 29th January 2084. There is just under 58 years remaining on the lease. A ground rent of £1.00 is payable on 30th January each year. Maintenance charges for the flat are currently set at approximately £195.00 per month and cover building insurance contributions, upkeep of communal areas, including the community room, and the washing machine. We hold a copy lease for the flat which is available for inspection by a prospective buyer or their solicitor.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Useful Information

To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

what3words//vocab.deal.hopes



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