

**Guide Price £275,000**

**Flat 3 Heron Court, 5 Cranford Avenue, Exmouth, EX8 2HP**



- Updated & Immaculate, Purpose Built Ground Floor Apartment • Equal Share of Freehold & Long Lease • Double Glazing & Ceiling Heating • Living / Dining Room With Access To Gardens
  - Modern Fitted, Dual Aspect Kitchen • 2 Double Bedrooms With Fitted Wardrobes
- Modern Fitted Contemporary Shower Room • Southerly Facing Communal Gardens, Garage



## Accommodation

### Ground Floor

uPVC double glazed communal front entrance door, with outside lighting, leading to:

### Communal Hallway

Own front entrance fire door, with electric meter box to side, leading to:

### Vestibule

Useful storage cupboards. Glazed wooden door leading to:

### Hallway

Smoke alarm. Useful walk - in storage cupboards. Airing cupboard which has power and light connected, houses the modern fitted and efficient hot water tank. Wall mounted thermostat for ceiling heating. Wooden doors leading to both bedrooms, shower room and:

### Living / Dining Room 21'10" (6.65m) x 12'8" (3.86m)

Dual aspect having uPVC double glazed picture window to rear, overlooking the Communal Gardens and uPVC double glazed external door side leading to sun terrace. Wall mounted thermostat for ceiling heating. Door leading to:

### Kitchen 10'10" (3.3m) x 9'6" (2.9m)

Dual aspect having uPVC double glazed windows to side and rear overlooking the Communal gardens. Good range of modern fitted cupboard and drawer storage units with Solid Oak work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level electric oven and grill to side. Integrated microwave above oven. Space and plumbing for washing machine. Integrated slimline dishwasher. Further space for American style fridge / freezer etc. Wall mounted thermostat for ceiling heating.

### Bedroom 1 13'3" (4.04m) To Wardrobe x 9'5" (2.87m)

uPVC triple glazed window to front. Fitted double wardrobe with mirror fronted sliding doors. Wall mounted thermostat for ceiling heating.

### Bedroom 2 13'3" (4.04m) To Wardrobe x 8'11" (2.72m)

uPVC triple glazed window to front. Fitted double wardrobe. Wall mounted thermostat for ceiling heating.



### Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Electrically heated towel rail. Fitted storage cupboards. Ceiling heating controlled via entrance hall thermostat.

### Gardens

The property enjoys well maintained and good sized communal gardens which surround the apartments. The Southerly facing rear gardens are laid mainly to lawn with various shrub and the herbaceous bed and borders that provide year round interest and colour.

### Garage 18'8" (5.69m) x 8'8" (2.64m)

Up and over door to front. Under eaves storage space.

### Parking

There is ample residents and visitors parking within the complex and close by

### Facilities

There are communal washing lines, bin store, cold water tap for car washing and EV charging point.

### Tenure

The property is LEASEHOLD with a one sixteenth share of the Freehold. A 999 year lease was granted in 1984. Combined Ground Rent, Service Charge, Buildings Insurance and Management Charges are £155 per calendar month.

### Services

Mains Water, Drainage and Electricity are connected. The property is on a water meter. Council Tax Band C

### Mortgage Assistance

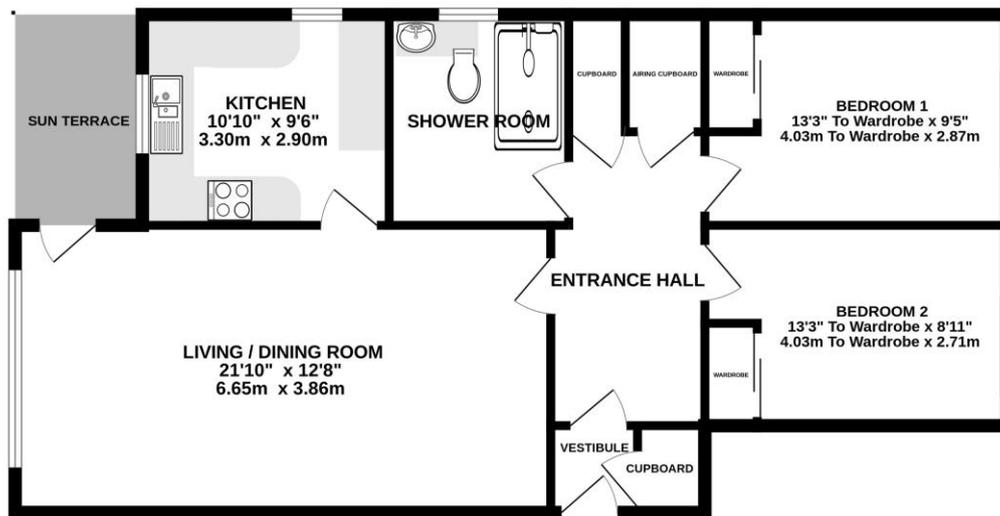
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## GROUND FLOOR

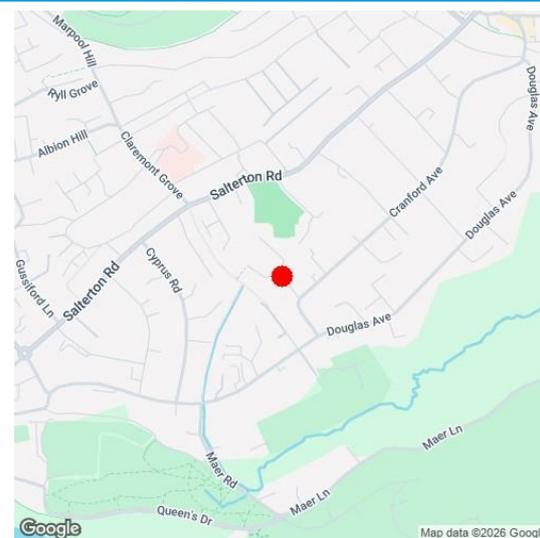


CRANFORD AVENUE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

From Exmouth town centre, proceed up Rolle Street, into Rolle Road and at the mini roundabout, proceed straight ahead. Passing The Deaf Academy on your left, continue into Douglas Avenue. After passing Maer Road and the Devoncourt Hotel, turn left onto Cranford Avenue and, as the road bend to the right, proceed straight ahead. Heron Court will be found on the left hand side.



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