





Flat 5, Hambleton House, 15 Barnpark Road

£195,000 Share of Freehold

Spacious & Well Presented Apartment • Two Double Bedrooms • Living/Dining Room • Kitchen with Integrated Appliances • Modern Shower Room • Balcony with Views towards Shaldon & The Ness • Close to Town Centre & Seafront • Allocated Parking Space • Share of the Freehold • EPC - C

Contact Us...

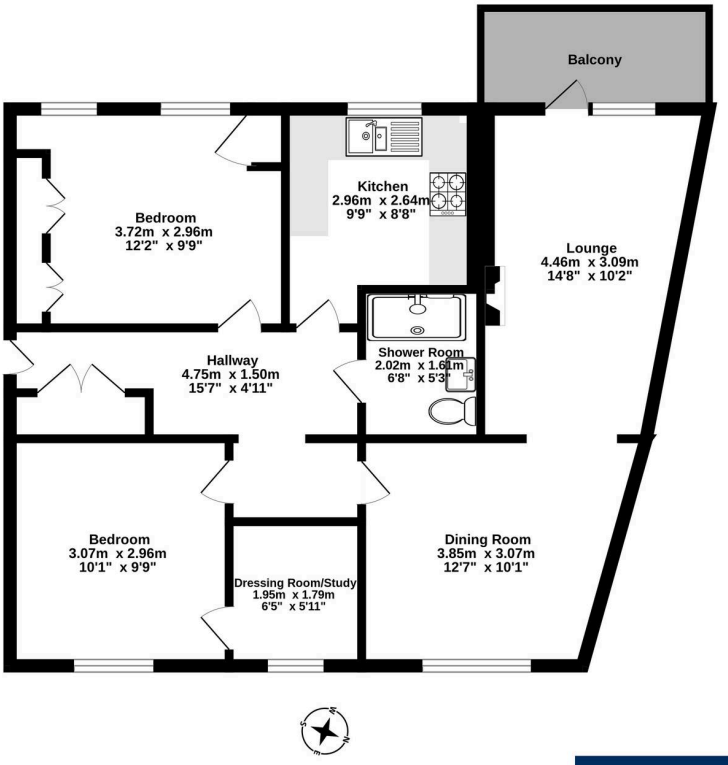
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the key to your home

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



TOTAL FLOOR AREA : 65.1 sq.m. (701 sq.ft.) approx.

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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A well presented and spacious first floor apartment in Hambleton House, an elegant period building, situated in a slightly elevated position but close to the town centre, railway station and seafront. The accommodation comprises two double bedrooms, modern kitchen, shower room and living/dining room with access to a balcony to enjoy views towards Shaldon & The Ness. The apartment also benefits from an allocated parking space.

Accessed via a communal hallway stairs lead up to the front door which takes you into a bright and spacious hallway with doors to the principle rooms and a built in double storage cupboard. The living/dining room is a generously sized room with an electric fire place and doors giving access to the balcony which offers views towards Shaldon and The Ness.

The kitchen has a modern finish and comprises base & wall mounted units, integrated fridge/freezer, oven with four ring gas burner hob, stainless steel sink and drainer, space for washing machine and cupboard housing the Worcester boiler.

There are two double bedrooms, the master bedroom with large built in wardrobes with a west facing view and the second bedroom with a window facing the rear and another room off it which could be turned into a wardrobe or office/study.

The shower room has a fully tiled suite and comprises a shower cubicle, WC, wash hand basin with mirror over and a heated towel rail.

There is central heating and double glazing.

A well presented two double bedroom first floor apartment in an elegant period building with modern kitchen & shower room, living room/dining room, balcony with lovely views & allocated parking.
Council Tax band: B

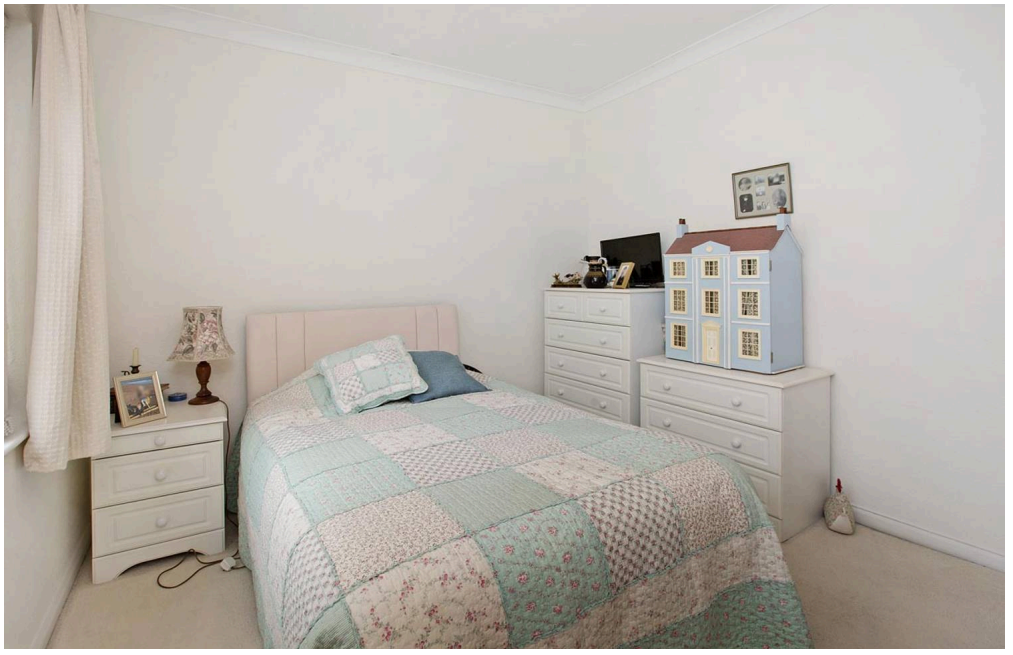
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







Leasehold - 999 years from 24 June 1976.
Share of Freehold. Each flat is a member of the Management Company called Hambleton House Management Company Limited.

Peppercorn Ground Rent.

Quarterly Maintenance Charge - currently £350 a quarter.

Mains Services: Electric, Gas and Water all connected.

Council Tax Band B - ***£2,107.93 pa***







MEASUREMENTS:

Lounge 4.46mx 3.09m (14'08" x 10'02)

Dining Room 3.85m x 3.07m (12'07" x 10'01")

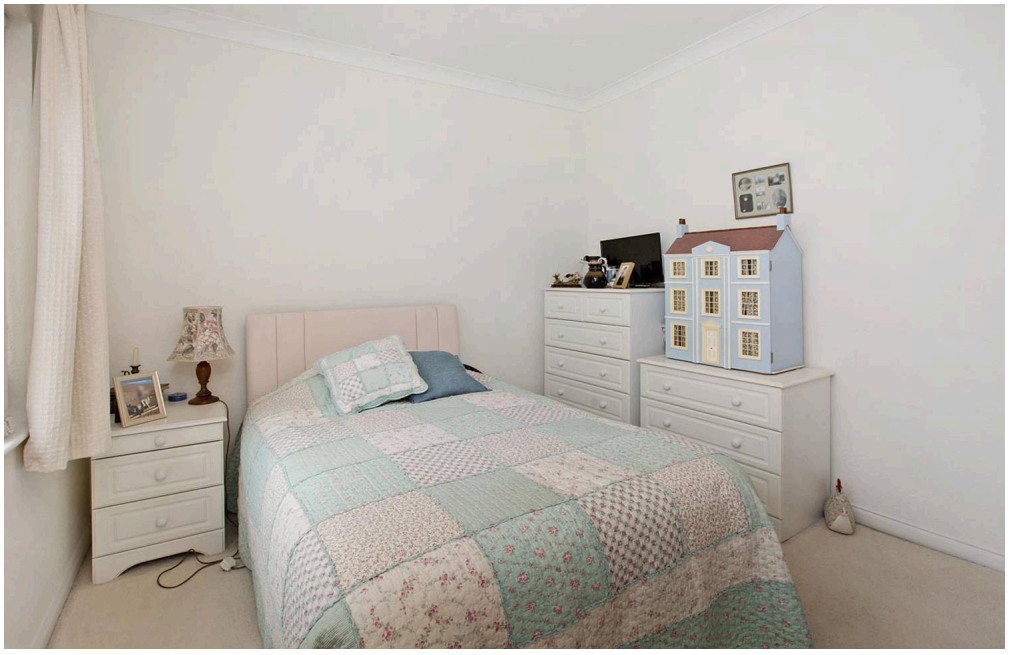
Kitchen 2.96m x 2.64m (9'09" x 8'08")

Bedroom 3.72m x 2.96m (12'02" x 9'09")

Bedroom 3.07m x 2.96m (10'01" x 9'09")







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