



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Apartment 14 Kincaig, 11 Cranford Avenue, Exmouth, EX8 2HT

GUIDE PRICE

£249,950

TENURE Share of Freehold



A Well Presented Purpose Built Apartment Located In The Favoured 'Avenues' Area Of Exmouth With Garage And Allocated Parking Space

Large Living Room \* Well Appointed Kitchen \* Three Bedrooms  
En-Suite Shower Room/Wc \* Main Bathroom/Wc \* Communal Gardens  
No Onward Chain

## Apartment 14 KinCraig, 11 Cranford Avenue, Exmouth, EX8 2HT

KinCraig is a purpose built development of twenty one apartments built in 2000, which is set in well maintained communal gardens. This apartment is positioned on the first floor and can be accessed by either stairs or lift.

**THE ACCOMMODATION COMPRISES:** Communal entrance with door intercom system giving access to communal areas with stairs and lift. The apartment is found on the first floor approached via private front door to:

**ENTRANCE LOBBY:** With inner door to:

**RECEPTION HALL:** Radiator, recessed ceiling spotlighting, linen cupboard with slatted shelving, radiator, electric consumer unit, door entry telephone, built-in storage cupboard with shelving.

**LOUNGE/DINING ROOM:** 5.03m x 3.96m (16'6" x 13'0") maximum overall measurement. A charming bright room with three sets of double glazed windows, three radiators, TV point, telephone point.

**KITCHEN:** 2.82m x 2.57m (9'3" x 8'5") Fitted with patterned worktops with tiled splashbacks with inset sink unit with mixer tap, range of cupboards, drawer units, integrated dishwasher beneath worktops, integrated washing machine, wall mounted cupboards with concealed beneath, built-in oven and grill with cupboards above and below, upright storage cupboard also housing gas boiler for hot water and central heating, integrated fridge and freezer, wood-effect flooring, recessed ceiling spotlighting, double glazed window.

**BEDROOM 1:** 4.11m x 2.9m (13'6" x 9'6") With built-in floor to ceiling wardrobes, radiator, TV point, double glazed window.

**EN-SUITE SHOWER ROOM/WC:** Shower cubicle with folding shower splash screen door, Mira shower unit in tiled cubicle, vanity wash hand basin with tiled splashback and fitted mirror over, WC with concealed cistern, heated towel rail with individual thermostat control, mirror fronted medicine cabinet, recessed ceiling spotlight.

**BEDROOM 2:** 3.48m x 3.05m (11'5" x 10'0") Built-in floor to ceiling wardrobes, radiator, double glazed window.

**BEDROOM 3/DINING ROOM:** 2.84m x 2.79m (9'4" x 9'2") Radiator, double glazed window.

**BATHROOM/WC:** 2.01m x 1.96m (6'7" x 6'5") Comprising of bath with Mira shower unit over, shower curtain and rail, wash hand basin set in display surface with cupboards, WC beneath with concealed cistern, tiling to splash prone areas, fitted mirror and light shaver socket, ceiling extractor fan and recessed ceiling spotlighting.

**OUTSIDE:** The development has well kept communal gardens and seating areas with a variety of mature shrubs, flowers and specimen trees, with this apartment enjoying the benefit of its own allocated parking space and GARAGE. There is also a communal refuse area, plus visitors parking.

**GARAGE:** 5.49m x 2.41m (18'0" x 7'11") Light and ample power sockets, up and over door.

**TENURE:** The flat is held on a 999 year lease from 2000. There is a management company - KinCraig (Exmouth Management Limited), each apartment has a 1/21 share in the management company. Service Charge: £208 per month – this includes the building insurance, maintenance to communal areas, cleaning of communal areas, including window cleaning. There is no ground rent to pay.

**AGENTS NOTE:** No pets or holiday lettings are allowed.

### FLOOR PLAN:



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**Flat 14, EXMOUTH**