





Lilybridge
Northam
EX39 1TL

Offers in Excess of £
110,000.00

bettermove

Lilybridge - Northam

Bettermove are proud to present this 2 bedroom retirement flat in Northam, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is B.

This is a leasehold property with 88 years remaining on the lease; the ground rent is £75.00 per annum, and the service charge is £3,087.12 per annum.

The interior of this well-presented property comprises a spacious living room with views across Northam Burrows and towards the sea, fitted kitchen with a Velux window, two well-proportioned bedrooms and a family bathroom. Situated within the Lilybridge retirement development, the property is designed for independent living and benefits from a part-time visiting Development Manager and a 24-hour emergency Appello call system.

Located on the picturesque North Devon coast, the property is conveniently situated within reach of a range of local amenities, including shops, supermarkets, cafés, restaurants and pubs. The surrounding area offers attractive coastal scenery and opportunities for leisurely walks, with nearby towns providing further shopping and leisure facilities.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Leasehold

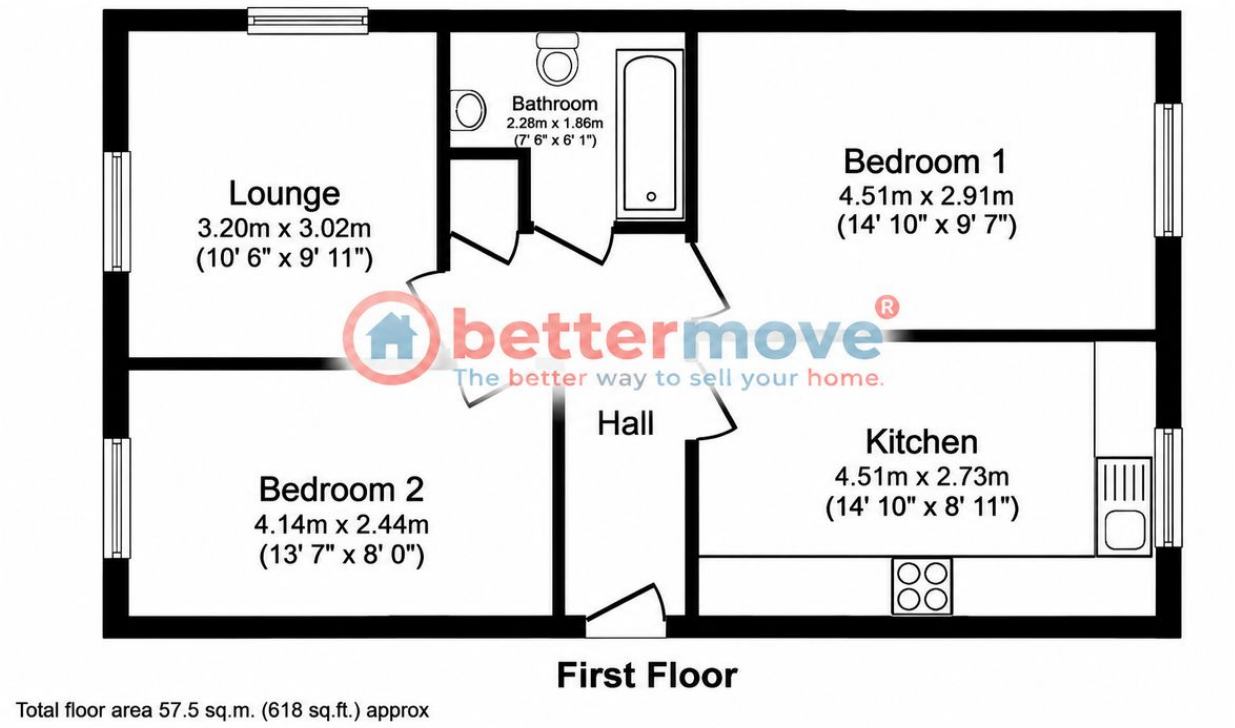








Floor Plan



Total floor area 57.5 sq.m. (618 sq.ft.) approx

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		73
(55 to 68) D		
(39 to 54) E	48	
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		56
(39 to 54) E	53	
(21 to 38) F		
(1 to 20) G		







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