



# Cottington Court, Sidmouth

Guide Price £325,000

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An excellent opportunity to purchase a fine top floor apartment offering fabulous views across the Sid Valley and out to sea from a southerly facing balcony. The property forms part of an extremely popular development which is located on the edge of Sidmouth town centre, only a few minutes walk to the High Street and The Esplanade.

The accommodation briefly comprises of a communal entrance foyer with a secure entry system with lift and stairs access to all floors. A inner front door opens onto private entrance hallway. The living/dining room is a generously proportioned reception room with glazed sliding doors and windows to either side which open onto a southerly and easterly facing balcony which enjoys fantastic views over the communal gardens and beyond over the town towards Salcombe Hill in the East and to the sea. The kitchen offers an extensive range of white fronted base and wall mounted units with roll edge worksurfaces and tiled splashbacks. A separate breakfast bar counter has been fitted on one side. The kitchen includes several integral appliances to include; an eye level double oven, a four ring electric hob, a tall fridge freezer, washing machine and dishwasher.

There are two comfortably double sized bedrooms. Bedroom 1 has a great range of fitted wardrobes and enjoys an outlook towards the front over the communal gardens and beyond to the sea. Bedroom two also has a good range of fitted wardrobes and enjoys a easterly view over the communal grounds and beyond towards Salcombe Hill. The shower room comprises of a fully tiled suite including a shower cubicle with a thermostatic shower unit, a wall mounted wash basin with storage below, a low level wc with a concealed cistern and, a heated towel rail. The apartment has the benefit of owning a garage, with electric up and over door.

Cottington Court is located only a short walk away from the town centre amenities and the Esplanade. Divided into 5 blocks, the 42 apartments at Cottington Court are surrounded by superb communal gardens. A long tarmac driveway leads to the flats where there are ample parking areas for residents and visitors. The communal gardens are quite spectacular and lay mostly on the southern and eastern side of the buildings comprising manicured lawns with fabulous mature shrub borders and a fine selection of specimen trees.

A superb apartment with a breathtaking outlook. Early inspection recommended.

VIEWING By prior appointment with Redfern's 01395 512544

TENURE Leasehold held on a 999-year lease from 1960. Each leaseholder owns an equal share of the freehold.

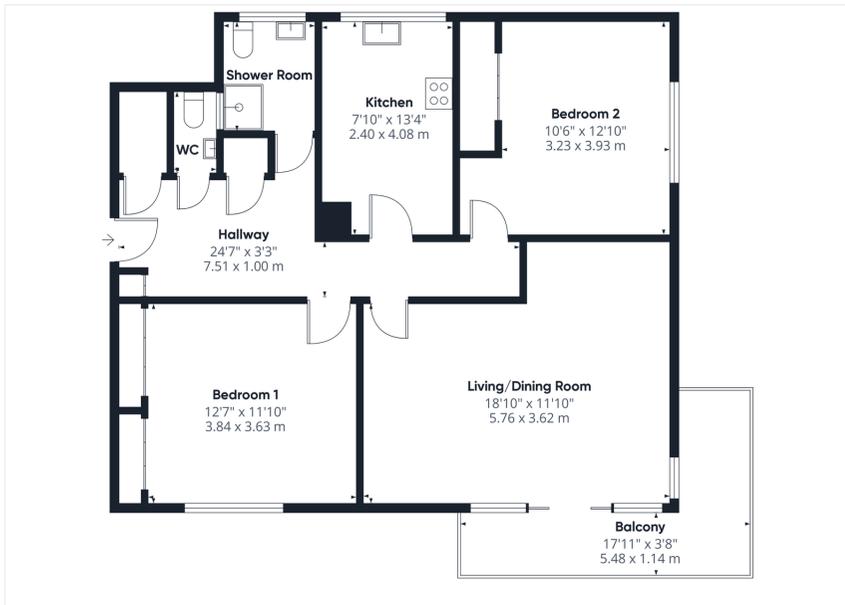
OUTGOINGS Maintenance/Service Charge: we are advised that the present maintenance charge is set out at £ 2387.07 per annum. This charge covers general maintenance, building insurance, and gardening.

SERVICES All mains services are connected except gas.

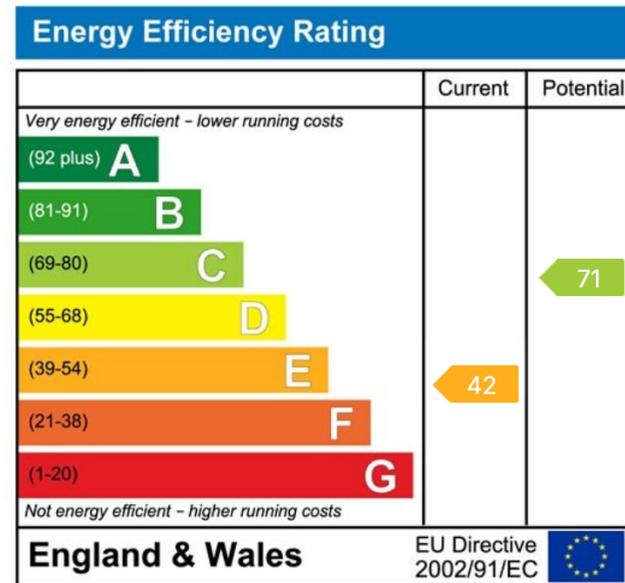
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2.





- Communal Entrance Foyer
- Dual Aspect Living/Dining Room
- Kitchen
- Shower Room and separate Cloakroom
- Superbly tended Communal Grounds
- Private Entrance Hallway
- South Facing Balcony with sea views
- Two Double Bedrooms
- Garage and residents parking
- Energy Rating TBC



Ottery St. Mary | **01404 814 306**  
 Exeter | **01392 984 511**  
 Sidmouth | **01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

