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LINKS ESTATE AGENTS

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Guide Price £270,000
4 The Point, Exmouth Marina, EX8 1FE







• Immaculate Exmouth Marina Apartment • Underfloor Heating & Double Glazing
• Open Plan Living / Dining / Kitchen With Balcony • Integrated Kitchen Appliances, Useful Utility Cupboard
• 2 Double Bedrooms With Wardrobes • Allocated Parking Space • Stroll To Marina & Seafront
• NO ONWARD CHAIN









Accommodation

Communal front entrance door, with entry com, leading to:

Communal Hallway
Staircase and lift rising to upper floors.

First Floor

Communal Landing
Own entrance door with spy hole leading to:

Entrance Hall
Useful utility/storage cupboard which houses the gas fired Combi boiler that supplies the central heating and domestic hot water. Space and plumbing for washing machine. Engineered Oak flooring. Wall mounted thermostat for the underfloor heating. Smoke alarm. Doors leading to both bedrooms, bathroom and:

Open Plan Living / Dining / Kitchen 21'1" (6.43m) Max x 16'0" (4.88m) Max
Double glaze sliding patio doors leading to balcony. Engineered Oak flooring with underfloor heating and wall mounted central heating thermostat. Good range of modern fitted cupboard and drawer storage units with Quartz work surfaces and matching up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. Built-in 4 ring Neff induction hob with filter hood above and eye level electric oven, grill and microwave opposite. Integrated dishwasher, fridge and freezer. Inset ceiling lights. Inset ceiling speaker.

Balcony
Having glass balustrades, this is a lovely area for outdoor dining and sitting during the fine weather. Side views towards Exmouth Marina and Exmouth Beach.

Bedroom 1 12'3" (3.73m) Plus Recess x 9'2" (2.79m)
Corner window having double glazed windows to front and side with view towards Exmouth Beach. Built - in double wardrobe. Underfloor heating with wall mounted heating thermostat.









Bedroom 2 12'4" (3.76m) x 8'4" (2.54m)
Double glazed window to front. Built - in single wardrobe. Underfloor heating with wall mounted thermostat.

Bathroom
Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Concealed cistern WC and vanity wash hand basin. Heated towel rail. Tiled flooring with underfloor heating. Shaver socket.

Parking
There is an allocated parking space, with a view, to the rear of the building. There is also a useful undercroft for storage / bikes etc.

Tenure
The property is LEASEHOLD.We understand a 125 year lease was granted in 2017. Ground Rent £400 per annum. Service Charge, including Building Insurance, of £3,800 per annum.

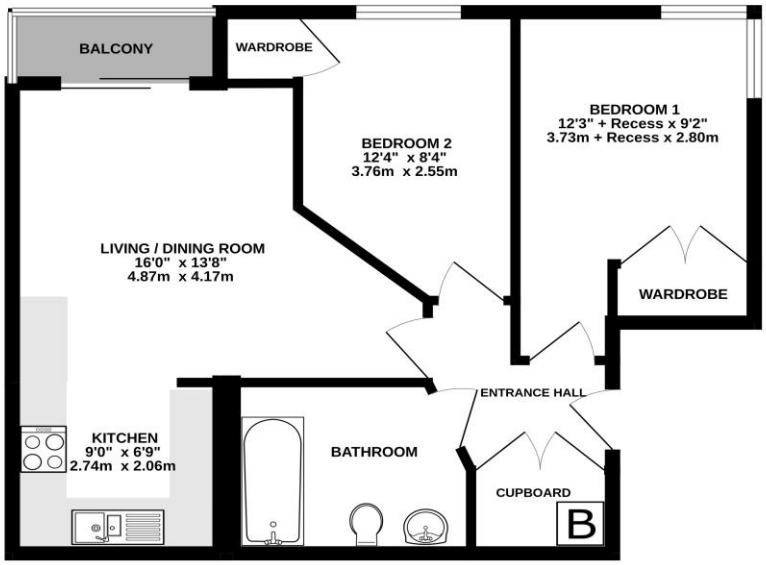
Services
All mains services are connected. The property is on a water meter.

Mortgage Assistance
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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FIRST FLOOR

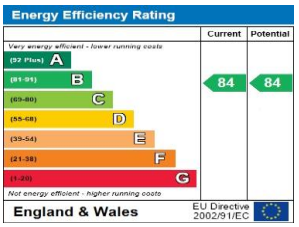


THE POINT, EXMOUTH MARINA

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 our prominent town centre office, turn left and proceed straight across Rolle Street into High Street. At the roundabout, take the second exit into Imperial Road and proceed to Exmouth seafront. At the junction, turn right towards Exmouth Marina. The entrance to The Point is on the left hand side when at the vehicle entrance to The Marina.





Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guidline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.