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23 Pentyre Court, Vicarage Road

Bude, Cornwall, EX23 8JQ

- THIS PROPERTY IS AGE RESTRICTED FOR OVER 60's
- Second floor apartment, close to town centre
- On-site warden and emergency pull cords
- Lounge, kitchen, one bedroom and shower room
- Available now with no onward chain

£89,950

23 Pentyre Court, Vicarage Road, Bude, Cornwall, EX23 8JQ

A second floor flat which is located in a purpose built block for the over 60's, having the benefit of a warden on-site and within walking distance of the town and local beaches. The accommodation briefly comprises: private door to the entrance hall, living room, kitchen, double bedroom and a shower room.

Outside, the property has use of the communal gardens and is available with no onward chain.

DIRECTIONS
From the centre of Bude proceed out of town along The Strand turning right at the mini roundabout heading out towards Widemouth Bay. Pass the Falcon Hotel on your right and Pentyre Court will be located a short distance along on the left-hand side.

COMMUNAL ENTRANCE RECEPTION The main communal entrance door, with entry phone system, leads into a shared hall with access to the warden's office. Stairs and lift to the second floor and private entrance door leads into:-

ENTRANCE HALL Entering via a wooden door to the entrance hall with coved artex ceiling, emergency pull cord, electric night storage heater and door to meter cupboard. Doors serve the following rooms:-

LIVING ROOM 17' 00" x 9' 4" (5.18m x 2.84m) A bright and spacious dual aspect room with UPVC double glazed windows to front and side elevation. Coved artex ceiling, emergency pull cord switch, television point, telephone point and an electric night storage heater.

KITCHEN 8' 6" x 6' 10" (2.59m x 2.08m) UPVC double glazed window to the side elevation and coved artex ceiling. The kitchen is fitted with a range of matching wall and base units with a fitted work surface, inset stainless steel sink with side drainer, tiled splashbacks, inset electric hob with extractor hood, integrated electric oven, space for under counter fridge, space for under counter freezer and space and plumbing for washing machine.

BEDROOM ONE 12' 4" x 8' 11" (3.76m x 2.72m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation. Coved artex ceiling, night storage heater and built-in wardrobe.

SHOWER ROOM 6' 11" x 5' 7" (2.11m x 1.7m) Aqua boarding to the walls, shower enclosure with mains fed shower, vanity unit with an inset basin and wall mounted touch control mirror and lighting above, push button low flush WC and chrome electric heated towel rail.

COUNCIL TAX Band B

SERVICES Mains electricity, mains water and mains drainage.

TENURE Leasehold remainder of a 125 year lease which commenced 1st July 1999.

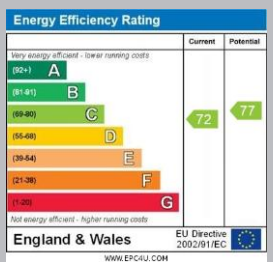
Service/maintenance charges are £3652 Per annum, in two advance instalments of £1816 which includes buildings insurance and water. Ground rent is £659.00, paid in two 6-monthly payments of £329.00 in March and September.



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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



BRITISH PROPERTY AWARDS MULTIPLE ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE

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The Property Ombudsman