



MILLARD
COOK



Whiteladies, Stoke Fleming

Guide Price **£225,000**

A wonderful holiday retreat in the charming coastal village of Stoke Fleming

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Wonderful holiday retreat
- Open plan living/kitchen
- 2 Bedrooms
- Shower room
- Private sunny courtyard
- Communal gardens
- Allocated parking
- Walk to the beach
- Ideal holiday let
- NO CHAIN

Tenure: Leasehold

Property Type: Apartment

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: B

A delightful modernised pied de terre occupying a fantastic location in this sought after coastal village and enjoying lovely views over the trees to the sea. The property has been much improved by the present owner, decorated throughout using Farrow & Ball colours and wallpaper and has accommodation on two floors to include two bedrooms, open plan living room/kitchen and a shower room. Of further note is the most attractive terrace with French doors from the lounge all enjoying the beautiful views. There is an allocated parking space in the car park and communal gardens.

THE ACCOMMODATION COMPRISES:

French doors lead to: **OPEN PLAN LIVING ROOM/KITCHEN:** 11'5" x 12'9" (3.48m x 3.89m) A range of matching modern base kitchen cupboards with corner sink, drainer and mixer tap. Integrated fridge, space for an electric oven, uPVC double glazed window to side. Wall lights, wall mounted electric heater. Work surface areas, ceiling lights, super views over the trees to the sea.

GROUND FLOOR BEDROOM: 11'2" x 6'6" (3.4m x 1.98m) Windows to side and rear. Fitted wardrobe, ceiling light point. Stairs rise to: **FIRST FLOOR LANDING AREA:** With ceiling light point.

FIRST FLOOR BEDROOM: 8'8" x 11'2" (2.64m x 3.4m) uPVC double glazed picture window enjoying the wonderful views over the grounds and adjoining woodland to the sea. Exposed floorboards, wall lights, fitted wardrobe

and high level storage cupboards housing superfast broadband, useful built-in dressing table area, wall mounted electric radiator.

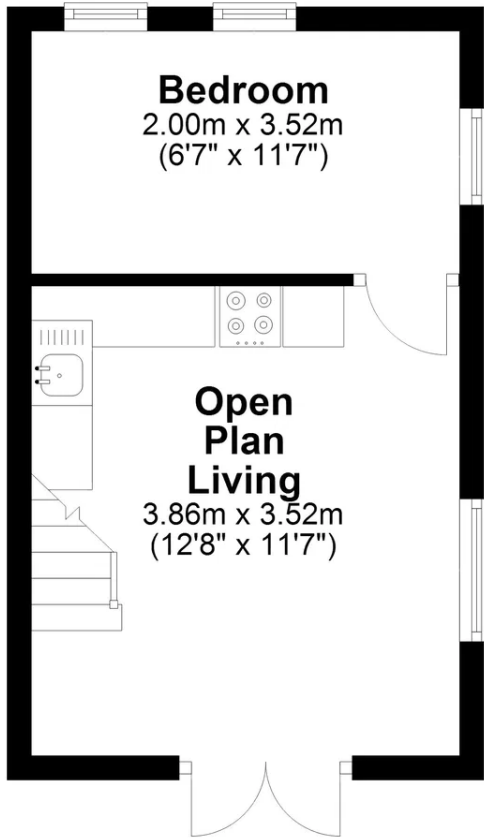
SHOWER ROOM: Three piece suite comprising wash hand basin set into vanity unit, low dual flush W.C., shower cubicle with electric shower. Wall light, extractor, ceramic tiled floor.

OUTSIDE: Attractive **TERRACE** overlooking the sea, ideal for alfresco dining. **COMMUNAL GARDENS, COMMUNAL LAUNDRY ROOM** with washing machine and dryer.

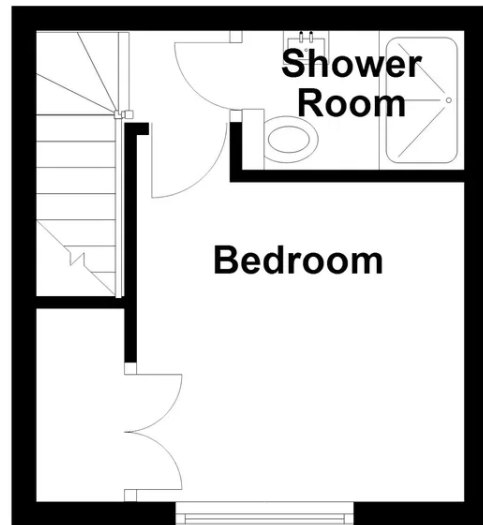
MAINTENANCE CHARGE FOR 2025: Approximately £1000 (Payable 1st April) and includes water and sewage rates, building insurance and hot water, and communal gardens and external areas plus an additional charge of around £600



Approx. 21.0 sq. metres (225.6 sq. feet)



Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 34.6 sq. metres (372.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

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