



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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Flat 11 Estuary Reach, Elm Grove,
Exmouth, EX8 1DJ

GUIDE PRICE

£254,950

TENURE Share of Freehold



Centrally Located Second Floor Apartment Forming Part Of A Modern Complex With Secure Parking And Stairs And Lift To All Floors

Open-Plan Kitchen/Lounge * Two Double Bedrooms * Well Appointed Shower Room/Wc * Modern Electric Heating * Double Glazed Windows
Super Permanent Or Holiday Home Retreat Or As An Airbnb
No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal entrance with door security intercom with stairs and lift to all floors, this apartment is located on the second floor and approached by a communal balcony area for four apartments, private front door to:

RECEPTION HALL: Large airing cupboard with slatted shelving with water tank and also housing the electric consumer unit and light connected, electric radiator, telephone point, door entry phone and doors giving access to all rooms.

KITCHEN & LOUNGE AREA: A bright open-plan room with luxury vinyl flooring throughout. **KITCHEN AREA:** Fitted with worktops with matching splashbacks with inset single drainer sink unit with mixer tap, inset electric hob, glass splashback and tiling around the sink area and splash prone areas, extractor hood over with built-in oven below, cupboards, integrated washer/dryer and integrated dishwasher beneath worktops, wall mounted cupboards, integrated fridge and freezer, recessed led ceiling spotlighting, ceiling extractor fan. **LOUNGE AREA:** Two electric radiators, TV point, two double glazed windows allowing an abundance of light into the room.

BEDROOM 1: A good size double bedroom with electric radiator, double glazed window.

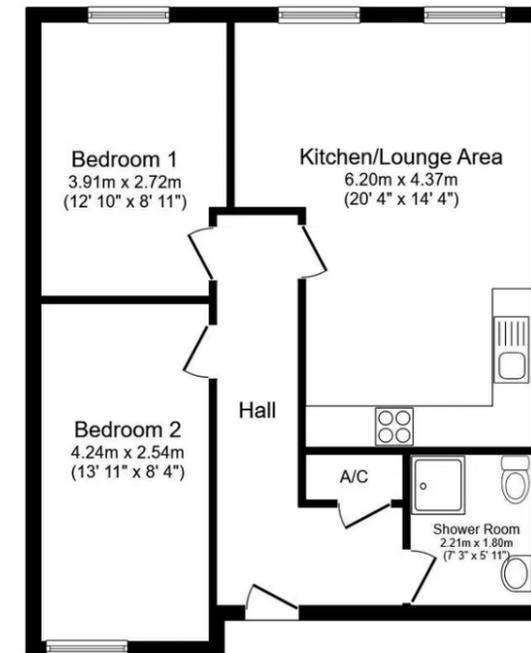
BEDROOM 2: Electric radiator, double glazed window.

SHOWER ROOM/WC: Stylish suite with double width shower tiled cubicle with shower unit and extractor fan and sliding splash screen door, pedestal wash hand basin with fitted mirror, integrated light and demist, WC with push button flush, chrome heated towel rail, matching tiled walls to splash prone areas, wall mounted medicine cabinet, recessed ceiling led spotlighting.

OUTSIDE: The property enjoys a secure allocated parking space next to the main entrance allowing ease of access with remote control. There is a communal bin store and also a separate beach and bike store.

TENURE & OUTGOINGS: Leasehold with share of the freehold. Lease: 999 years from 1st January 2020. Holiday use permitted. Service Charge: £149 per month.

FLOOR PLAN:



Floor Plan

Floor area 62.4 sq.m. (672 sq.ft.)

TOTAL: 62.4 sq.m. (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io