



East of 
ESTATE AGENTS 

Altamira
Topsham £247,500

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Beautifully modernised second-floor apartment offering bright, stylish and well-proportioned accommodation with attractive views. The property features a spacious living room, a sleek modern kitchen/breakfast room with a charming balcony, two generous bedrooms and a modern family bathroom. Further benefits include excellent storage, engineered oak flooring, well-maintained communal grounds and permit parking. An ideal turnkey home for first-time buyers, professionals or investors.

Beautifully modernised second-floor apartment | Bright and spacious living room | Contemporary fitted kitchen | Two well-proportioned bedrooms | Stylish bathroom | Attractive outlooks | Balcony with Views to Rear | Ideal for first-time buyers, professionals or investors | Short Walk into Topsham High Street

DESCRIPTION

Beautifully modernised throughout, this superb second-floor apartment offers bright, stylish and well-proportioned accommodation, enjoying attractive outlooks over the front gardens and central green space. The property is ideally suited to first-time buyers, professionals or investors seeking a turnkey home in a convenient and pleasant setting.

The apartment is entered via a welcoming lobby with stairs up to the second floor. The front door leads through to a spacious living room, filled with natural light from a large full-height window and providing an ideal space for both relaxing and entertaining. The modern fitted kitchen/breakfast room has been thoughtfully designed with sleek units, quality work surfaces and a range of integrated appliances, creating a practical yet contemporary space, with pretty balcony, an ideal space to sit out and enjoy the view.

There are two generous bedrooms, including a particularly spacious principal bedroom with two



windows to the front, along with a second well-proportioned room with a fitted wardrobe, ideal for guests, home working or family use. The stylish bathroom is fully tiled and fitted with a modern white suite with shower over the bath.

Further benefits include excellent built-in storage, engineered oak flooring through much of the apartment, and a recently updated gas combination boiler, ensuring comfort and efficiency.

Externally, the property sits within well-maintained grounds, with substantial area of permit parking. This beautifully presented apartment represents a fantastic opportunity to acquire a low-maintenance home ready for immediate occupation.

LOCATION

Topsham is a charming historic estuary town on the River Exe, known for its scenic riverside setting, Dutch-influenced architecture and vibrant community spirit. Once a busy port and shipbuilding centre, it now blends old-world character with modern life, featuring independent shops, cafés, pubs and regular markets. With excellent walks along the estuary, wildlife on the nearby marshes, community events and easy access to Exeter, countryside and coast, Topsham is widely regarded as a desirable and picturesque place to live or visit.

AGENTS NOTES

Tenure: This apartment is leasehold (with a share of Freehold)

Years Left Remaining: 88 Years

Service charge: 973.32 PA

Ground rent: 75.96 PA

Management Company: Eaton Terry Clark

Electricity: Mains

Heating: Mains Gas Boiler

Water: Mains

Sewerage: Mains

Council Tax Band: B

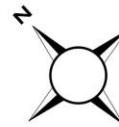
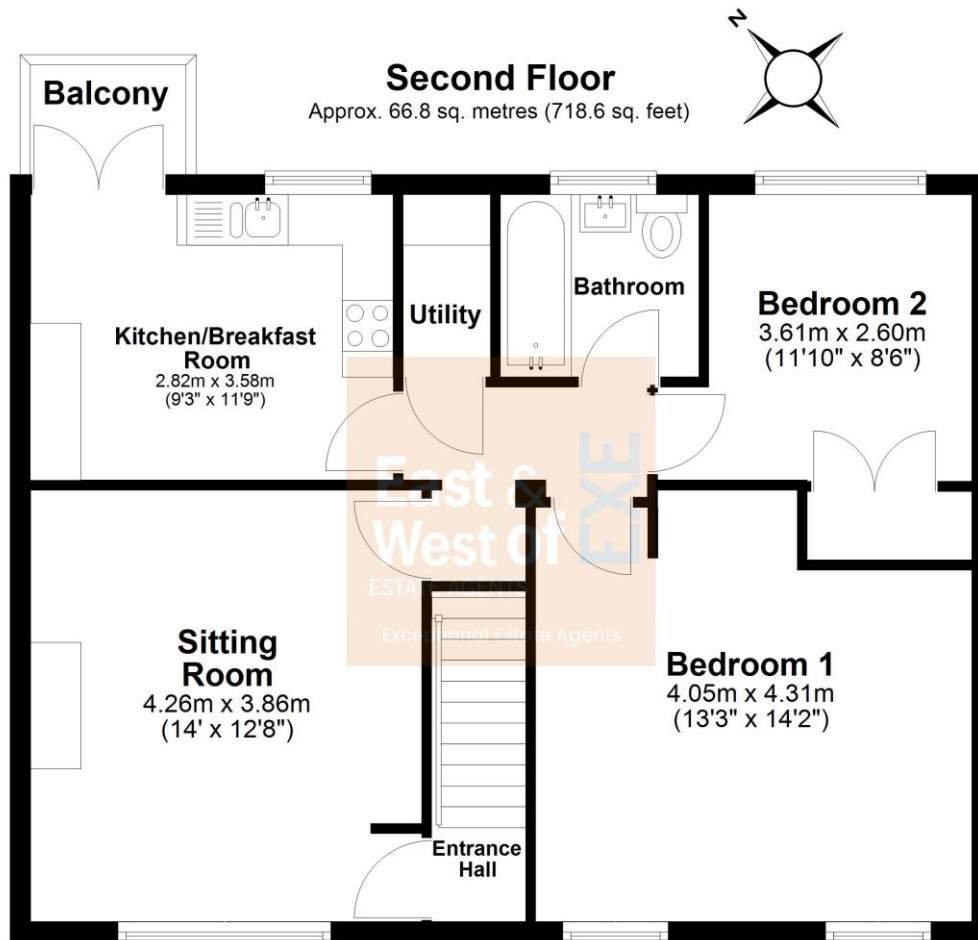
Council: Exeter City Council

Parking: Parking Permit (2 per household)

Broadband speed: : Full Fibre Broadband with up to 1130Mbps average download speed and 104Mbps average upload speed

Mobile Signal: Several networks currently showing as available at the property including EE and 02





Total area: approx. 66.8 sq. metres (718.6 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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