



48 GENEVA COURT BIDEFORD, EX39 3BQ

O.I.R.O £110,000

A well maintained 2 double bedroom first-floor apartment offering comfortable living room, kitchen/diner & shower room whilst benefiting from uPVC double glazing & electric heating together with allocated parking and being conveniently close to Bideford town centre. No Onward Chain

Situated within Geneva Court, this well-maintained first-floor apartment offers comfortable, easily managed accommodation ideally suited to first-time buyers, downsizers or investment purchasers alike.

Conveniently located within easy reach of Bideford town centre and everyday amenities, the property also benefits from an allocated parking space together with access to a communal drying area.

The accommodation is well laid out and comprises a comfortable living room together with a spacious kitchen/diner providing ample room for everyday dining.

There are two double bedrooms, both benefiting from built-in wardrobes, whilst a well-appointed shower room completes the accommodation.

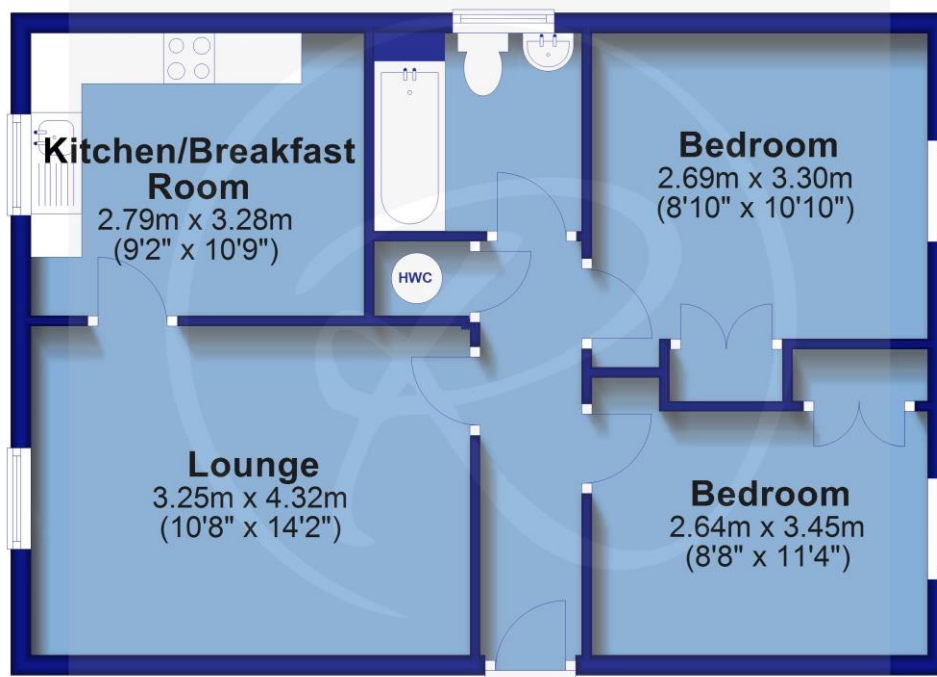
Additional features include uPVC double glazing and electric heating throughout.

TENURE: Leasehold, with the balance of a 99-year lease granted in 1990. There is a monthly service charge of £58.11, which includes the building insurance, maintenance of the building and the upkeep of the communal areas.

Services: Mains electricity, water & drainage
Energy Performance Certificate: D (68)
Council Tax: BAND A (£1,768.28 per annum)



Approx. 53.7 sq. metres (577.8 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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