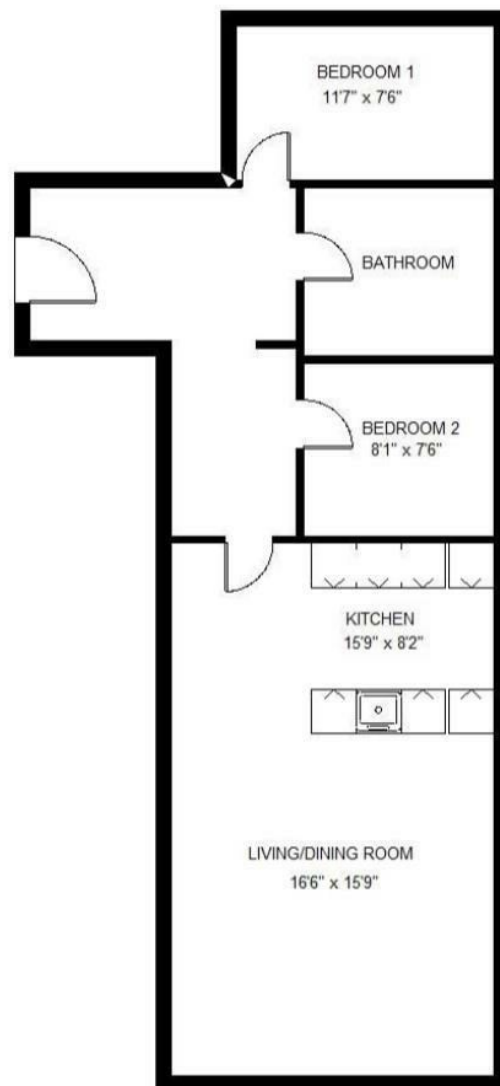




2 Bed Apartment

Apartment 22 The Old School Geneva Place, Bideford, EX39 3EII

- Stylish Apartment
- Parking for 2 Cars
- 2 Double Bedrooms
- Close to Town Centre

- Communal Gardens
- No Onward Chain

Guide Price

£185,000

Directions

From Bideford Quay, proceed up the High Street and turn left at the top. Take the first right into Abbotsham Road and turn left at the traffic lights into Dymond Road. A little way up, you will see The Old School on the left. Turn left into Geneva Place and the entrance to Phase 2 is at the end of the building on the left.

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or email bideford@phillipsland.com

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Overview

Occupying a position within an impressive converted Victorian school building, this beautifully presented two-bedroom apartment combines contemporary living with the character and charm of a historic red-brick landmark. Situated in a peaceful part of Bideford, yet within easy reach of the town centre, quayside and A39, the property offers an excellent balance of convenience and tranquillity.

The accommodation is accessed via a spacious entrance hall, leading to a double bedroom and a single bedroom and a stylish shower room. Both bedrooms enjoy far-reaching views across Bideford and the surrounding area.

The heart of the home is the bright and spacious open-plan living, dining and kitchen area, creating an ideal space for both everyday living and entertaining. The modern kitchen is fitted with a range of attractive wall and base units, granite-effect worktops, an integrated electric oven and hob with extractor hood, together with an integrated fridge/freezer.



Outside

Further benefits include two allocated parking spaces and well-maintained communal gardens surrounding the development.

- Lease Information:
- 999-year lease from 2017
 - Service Charge: Approximately £1,503.06 per annum (including buildings insurance, communal cleaning, external window cleaning and garden maintenance)
 - Ground Rent: £200 per annum

A superb opportunity for first-time buyers, professionals, investors or those seeking a low-maintenance home within a distinctive and characterful development.

Room list:

- Entrance Hall**
- Living Room/Dining Room**
5.03m x 4.80m (16'6 x 15'9)
- Kitchen**
4.80m x 2.49m (15'9 x 8'2)
- Bedroom 1**
3.53m x 2.29m (11'7 x 7'6)
- Bedroom 2**
2.46m x 2.26m (8'1 x 7'5)
- Bathroom**

Services

Type your text here

Council Tax band

B

EPC Rating

D

Tenure

Share of Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

