



2 Imperial Court



# 2 Imperial Court

Castle Hill, Lynton, EX35 6JA

A spacious Apartment in central Lynton, with fabulous views of the dramatic North Devon coastline & out to Wales

- Ground Floor Apartment
- Private garden
- Stunning sea views
- Central location in Lynton
- 2 Bedrooms & 2 Bathrooms
- Leasehold
- Council Tax Band B
- No onward chain

Guide Price £325,000

## SITUATION & AMENITIES

Lynton is twinned with Lynmouth, and together they offer a good range of pubs and restaurants, shops, small supermarkets and tea rooms. There is even a cinema. Lynmouth is set on the banks of the River Lyn, overlooks the sea and can be reached by a cliffside railway. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe – about half an hour, and the regional centre of Barnstaple about 45 minutes. The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship Golf Course) and Croyde are also about 45 minutes by car. The North Devon Link Road (A361) is about 40 minutes' drive and eventually joins the M5 Motorway network at Jct.27, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

Number 2 is a Ground Floor Apartment, which benefits from being one of only two properties in Imperial Court that has its own private garden. We understand this used to be the front of the original Imperial Hotel and offers superb panoramic views with a very sunny position, currently laid to patio slabs immediately abutting the property which in turn leads to a central garden area enclosed by a low fence to take advantage of this location.

## ACCOMMODATION

The property is approached via a communal hallway which is carpeted and extremely well maintained. The accommodation comprises; Entrance hall with built in cupboard space, this leads to the rest of the accommodation. Both bedrooms are doubles, include en-suites and enjoy wonderful views. Bedroom 2 has direct access to the garden. The impressive sitting room makes the most of the stunning views and includes a single door which opens out onto the private patio terrace this also includes a fireplace with electric fire. The kitchen is of good size and includes a range of wooden units with integrated appliances.

## OUTSIDE

The garden to the property is completely private and enjoys stunning views of the cliffs, the sea and Wales in the far distance. From the back is a large patio area which is ideal for seating, and has an assortment of mature shrubs and plants, which is enclosed by a low fence to take advantage of the stunning location.

## SERVICES

All main services of electric, water and drainage are connected.

## LEASE INFORMATION

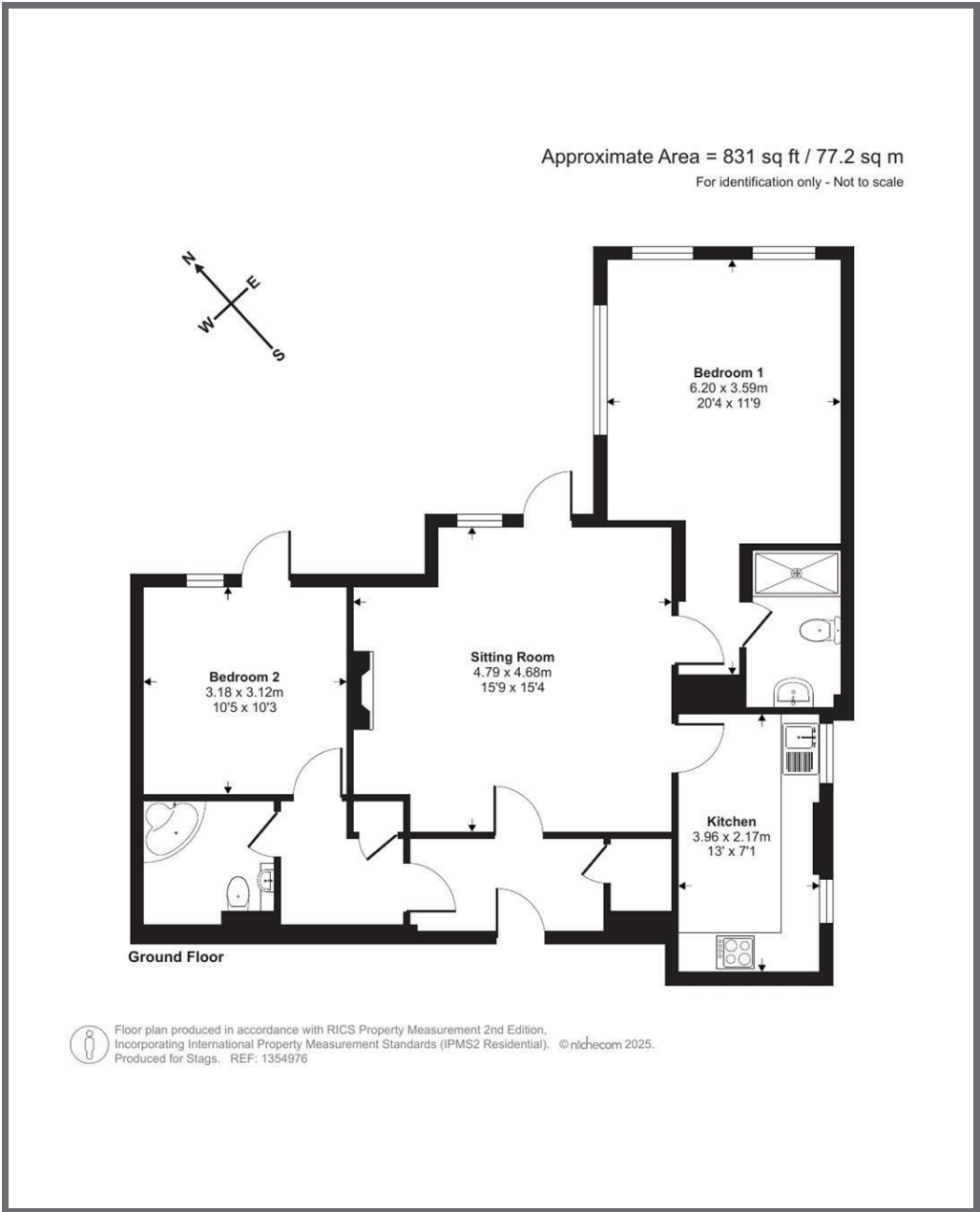
965 Years remaining of a 999 Year Lease. Service Charge of £165.00 pcm. For further information please contact the Selling Agent.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	