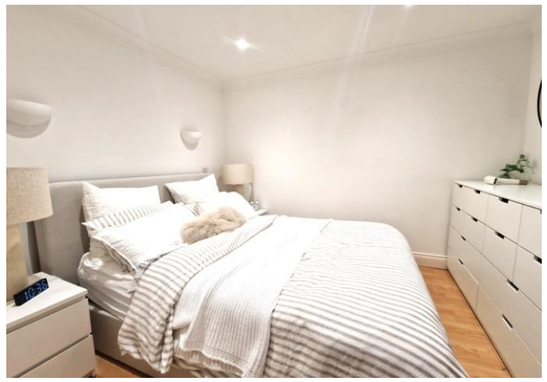












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 D
39-54	E		
21-38	F		
1-20	G		

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Pennys estate agents

www.pennys.net

1 Madison Wharf, Shelly Road,
Exmouth, EX8 1DA

GUIDE PRICE
£220,000
TENURE Leasehold



A Beautifully Presented Ground Floor Studio Apartment Overlooking Exmouth Marina, Just A Short Distance Away From Shelly Beach

Lounge/Dining Room * Stylish Modern Kitchen With Built-In Appliances Double Bedroom Quality Shower Room/Wc * Sun Terrace * Allocated Parking Space * Double Glazed Windows * Hive Blue Tooth Central Heating Control * Viewing Recommended

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PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

1 Madison Wharf, Shelly Road, Exmouth, EX8 1DA

Pennys Estate Agents are delighted to offer for sale this refurbished ground floor studio apartment, ideally located on the prestigious development. The apartment offers direct access onto the Marina walkway with views over the Marina. The apartment enjoys a stylish refitted kitchen and shower room/wc, outside sun terrace and allocated parking space.

THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system to the communal hallway. The apartment is found on the ground floor approached by a private front door to:

ENTRANCE LOBBY: Cupboard housing water tank, coat rack, wood laminate flooring, inner door to:

LOBBY AREA: Door to built-in wardrobe, wood laminate flooring.

KITCHEN: 2.97m x 2.24m (9'9" x 7'4") Stylishly refitted, comprising of work surfaces with matching upstands and stainless steel splashbacks, inset one and a half bowl sink unit with mixer tap, inset four ring hob with built-in oven below, wall mounted cupboards and wall mounted built-in microwave oven, integrated fridge and freezer, wood laminate flooring, recessed ceiling led spotlighting, extractor fan, door intercom telephone, opening through to:

LOUNGE/DINING ROOM: 4.55m x 3.61m (14'11" x 11'10") A most attractive room with double glazed windows and double doors, with recessed led spotlighting, radiator, TV point, wood laminate flooring, giving access to: **COVERED SUN TERRACE**: Overlooking the Marina with pedestrian gate giving direct access onto the Marina, walkway lighting and outside cold water tap.

BEDROOM: 3.15m x 2.74m (10'4" x 9'0") Radiator, recessed ceiling led spotlighting, wall uplighters, wood laminate flooring.

SHOWER ROOM/WC: 2.18m x 2.16m (7'2" x 7'1") Stylishly refitted comprising of full length ease of access shower tray with shower splash screen, splashback walls, Mira shower unit, heated ladder style radiator, contemporary style wash hand basin with mixer tap and drawer units beneath, mirror fronted medicine cabinet over, WC with concealed cistern and push button flush, slimline wall mounted cabinet, matching splashback walls with splash prone areas, recessed led ceiling spotlighting and ceiling extractor fan, colour co-ordinated flooring.

OUTSIDE:

PAVED TERRACE: 4.57m x 1.52m (15'0" x 5'0") With views over the Marina and direct gated access onto the Marina walkway. **Allocated parking space** in the car park adjacent to the property.

TENURE: The property is held on a 125 year lease from 2001.
MAINTENANCE & CHARGES: We understand the yearly maintenance charge is £2,263. Ground Rent: £391 per annum. No pets allowed without prior consent being granted by the management company, who are Crown Property Management.
COUNCIL TAX BAND: B

FLOOR PLAN:



1 MADISON WHARF

TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.