



2 Bed Apartment

Apartment 22 The Old School Geneva Place, Bideford, EX39 2EII

Guide Price

£185,000

- Stylish Apartment
- 2 Double Bedrooms
- Communal Gardens
- Parking for 2 Cars
- Close to Town Centre
- No Onward Chain

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



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

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 two generous double bedrooms 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.

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

