



 1  
Bedroom

 1  
Bathroom



Set within the quiet and well-maintained Alexandra Court development, this well-presented one-bedroom ground floor apartment offers comfortable and secure living exclusively for the over-55s. Residents benefit from communal parking and access to neatly maintained shared areas. The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, ideal for coats and shoes, along with a further hallway cupboard offering additional storage. The generously proportioned double bedroom benefits from built-in wardrobes. The bathroom is fitted with a bath, shower, W.C, and washbasin. The bright and inviting living/dining room provides ample space for both seating and a dining table, making it ideal for relaxing or entertaining. The kitchen is well-sized and fitted with appliances, offering a practical and functional workspace.

Set within the quiet and well-maintained Alexandra Court development, this well-presented one-bedroom ground floor apartment offers comfortable and secure living exclusively for the over-55s.

Positioned at the front of the complex, the property enjoys views over Alexandra Road with pleasant countryside glimpses beyond. Residents benefit from communal parking and access to neatly maintained shared areas. Notably, this apartment is located within the only block in the development offering lift access, providing added convenience. The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, ideal for coats and shoes, along with a further hallway cupboard offering additional storage. The generously proportioned double bedroom benefits from built-in wardrobes. The bathroom is fitted with a bath, shower, W.C, and washbasin. The bright and inviting living/dining room provides ample space for both seating and a dining table, making it ideal for relaxing or entertaining. The kitchen is well-sized and fitted with appliances, offering a practical and functional workspace.

As part of a warden-assisted development, residents enjoy added peace of mind with emergency pull cords, an on-site estate manager, and access to a communal laundry room. This property presents an excellent opportunity for low-maintenance living within a supportive and secure community.

Offered with no onward chain.

#### **Communal Entrance**

Communal front door off which provides access to flats 12 to 21, staircase and lift providing access to upper floor flats.

#### **Entrance Lobby**

Front door off, storage/cloaks recess, eye-level double cupboards above.

#### **Inner Hall**

Door off, night storage heater, airing cupboard housing factory lagged cylinder.

#### **Lounge** 5.24m x 3.34m (17' 2" x 10' 11")

This room overlooks the front area of the property, Alexandra Road and also enjoys some country glimpses. Night storage heater, electric panel heater, entry phone, emergency pull cord, fitted carpet.

#### **Bedroom** 2.97m x 2.57m (9' 9" x 8' 5")

Electric panel heater, built-in double mirror fronted wardrobes with sliding doors, fitted carpet.

#### **Kitchen** 2.98m x 1.98m (9' 9" x 6' 6")

Inset single drainer, stainless steel top with cupboards and space below, freestanding LG washing machine. Working surfaces with drawers and cupboards below. Freestanding Haden electric oven and fridge freezer, upright unit, range of wall units, part tiled walls, wall-mounted Dimplex warm air heater, vinyl floor covering.

#### **Bathroom** 1.89m x 1.87m (6' 2" x 6' 2")

Avocado coloured suite comprising panelled bath with glazed shower screen, tiled wall area, Mira Sport shower unit. Pedestal wash basin, close-coupled WC, wall-mounted Dimplex warm air heater, vinyl floor covering.

#### **Outside**

There are communal gardens and grounds, as well as ample communal parking for Flat owners and visitors. Please note that there are no allocated parking spaces available for Flat 12.

## **Communal Facilities**

Situated within the building is a communal community room with washing machine facilities.

## **Tenure**

LEASEHOLD. The flat is being sold with the balance of a 99 year lease granted on 03 June 1985 and ending on 21 January 2084. There is just under 58 years remaining on the lease. A ground rent of £1.00 is payable on 30th January each year. Maintenance charges for the flat are currently set at £195.00 per month and cover building insurance contributions, upkeep of communal areas including the community room and washing machine and the part time site warden. We hold a copy lease for the flat which is available for inspection by a prospective buyer or their solicitor

## **Services**

Mains water, electricity, and drainage connected.

## **Council Tax**

Band A

## **EPC**

Rating D

## **Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

## **Useful Information**

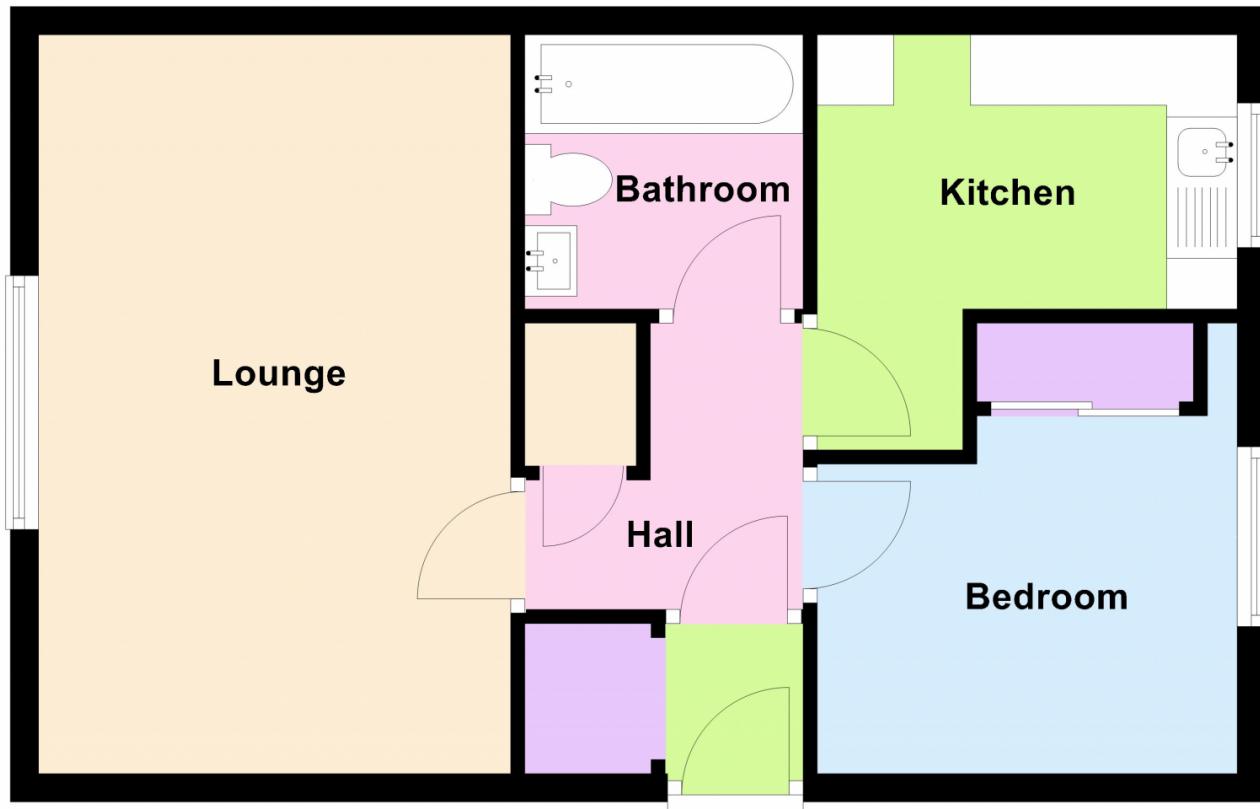
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

## **Directions**

what3words//vocab.deal.hopes



## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Alexandra Court, Barnstaple, EX32

