



Imperial Court, Castle Hill, Lynton, Devon, EX35 6JA





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### Guide Price £220,000

Nestled in the stunning town of Lynton, famed for its dramatic coast, historic funicular railway and twin town of Lynmouth, this stylish apartment offers a contemporary feel with the framework of a period building to create a look and feel that is rare to find. The apartment benefits from it's OWN PRIVATE ENTRANCE DOOR which opens onto a spacious entrance lobby, filled with light from the double aspect windows and offering space and storage. Steps lead down to the stunning SITTING ROOM, which features the period Range stove (now a decorative feature) from when the building was first constructed. There are two windows allowing for plenty of natural light and a range of built-in furniture offering a contemporary feel. High quality wooden flooring. Steps lead up to the KITCHEN/DINER with wooden floor, range of stylish eye and base level units worktop with sink, space for Range cooker. There is a window for natural light and space for a breakfast/dining table. There is an inner hallway, which is cleverly arranged as a gallery style space for displaying some of the owners stunning art pieces. Doors open from this space to a storage cupboard, airing cupboard with cylinder and to the MASTER BEDROOM, an extremely well proportioned double aspect room with windows to two sides and enough space to offer a seating area as well as the bed space. The SECOND DOUBLE BEDROOM with two windows and extensive built-in storage. The BATHROOM is a particular feature with a handmade Japanese soaking bathtub, rainfall shower over, high quality tiling, stylish hand basin, W/C and obscured glass window.

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Tucked Away Yet Central Position  
Easy Access To Shops, Cafes And Restaurants  
Ever Popular Lynton Location  
Beautifully Presented Throughout  
Stylish Sitting Room With Period Features And Contemporary Style  
Well Fitted Kitchen With Space For Range Cooker  
Two Double Bedrooms  
Bathroom With Handmade Japanese Soaking Bathtub  
Share Of Freehold  
No Onward Chain



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## Entrance Porch

## Lounge

17' 0" x 13' 10" (5.18m x 4.22m)

## Kitchen/Dining Room

16' 10" x 12' 0" (5.13m x 3.66m)

## Inner Hall

## Bedroom One

16' 5" x 13' 4" (5.00m x 4.06m)

## Bedroom Two

13' 11" x 10' 5" (4.24m x 3.17m)

## Bathroom

8' 11" x 6' 2" (2.72m x 1.88m)

## Agents Notes

It is understood that any form of rental agreement is not permitted in Imperial Court.

Residents parking permits are available at a cost of £85 per annum.

The current owners of the property are emigrating so most of the contents are available by separate negotiation, if any potential buyer would be interested in purchasing any.

The owners currently own a successful and established luxury retail business in the town, which is on the market with a local Commercial agent. If required, both the Commercial business and the property can be sold as a whole - Please ask the agent for further details.

## SERVICES

Tenure: Leasehold. Share of Freehold.

Balance Of 999 Year Lease. Service Charges: £165 PCM. Parking Permit In Castle Hill Car Park: £85 Per Annum.

Services: Mains Water, Drainage and Electricity.

Council Tax Band: A.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

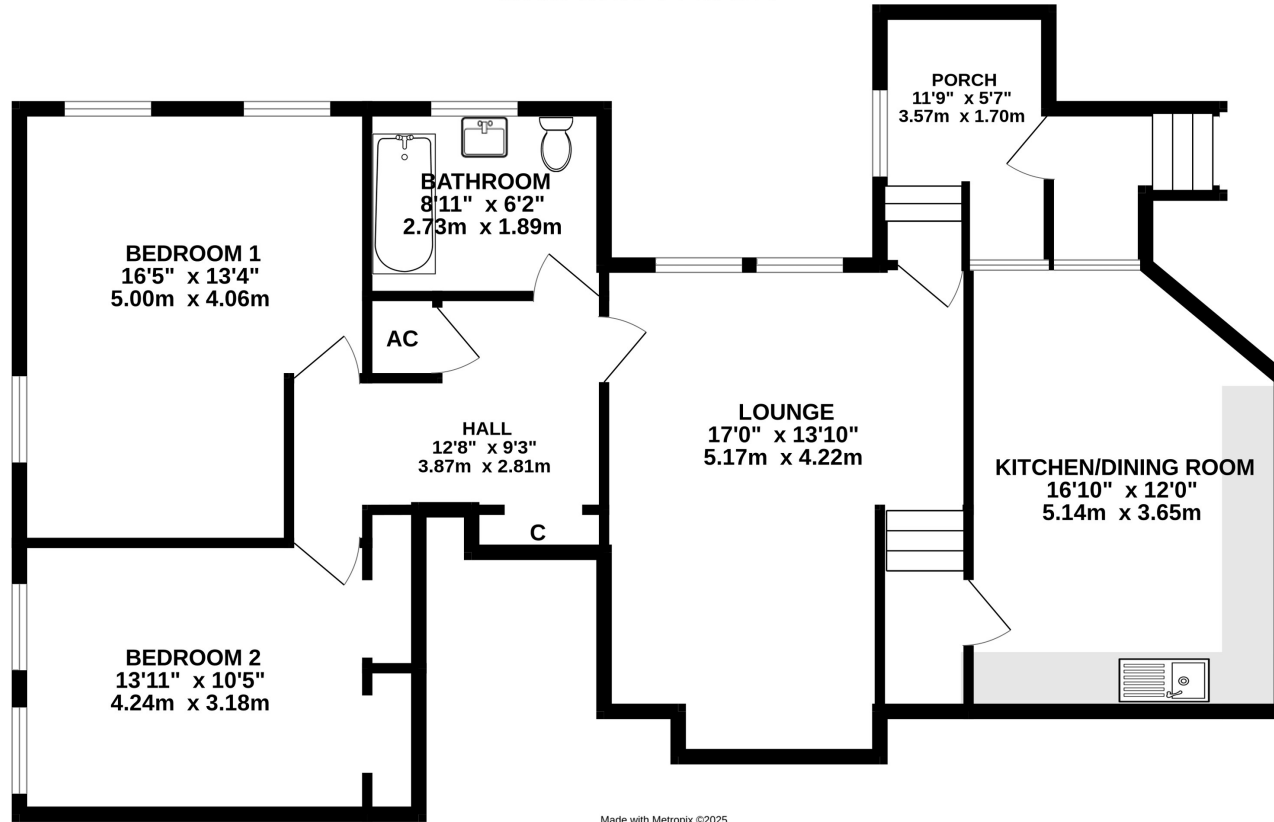
## DIRECTIONS

To locate, please follow Sat Nav ref EX35 6JA.

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## GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(54-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

