





PROPERTY DESCRIPTION

A beautifully presented and spacious two bedroomed second floor apartment, located in the popular development of Alleyn Court, which has been recently updated and modernised, including new flooring throughout, a stylish new kitchen and a re-fitted bathroom.

The bright and light and accommodation features entrance hall, a lovely and bright living/ dining room, a stylishly fitted kitchen, two double bedrooms, with the principal suite benefiting from an excellent range of fitted wardrobes, and a bathroom. The apartment has the usual attributes of double glazed windows and gas fired central heating and the added benefit of a separate single garage, and ample parking available.

This lovely apartment is south facing, and together with being recently updated, has also had a new gas fired boiler installed in 2018, and a new consumer control unit fitted in 2022, making this apartment an ideal first time purchase, family home, 'lock up and leave' holiday home, or buy to let investment opportunity.

FEATURES

- Two Bedrooms
- Ideal investment or 'lock-up & leave' bolthole
- Beautifully Appointed
- Garage
- Stylish Kitchen
- Light and Bright Accomodation
- Living/ Dining Room
- Long Lease With a Share Of the Freehold
- Perfect First Time Purchase
- Second Floor Apartment





ROOM DESCRIPTIONS

This beautifully presented South facing apartment comprises;

Entrance Hall:

Double doors to storage cupboard.

Living/ Dining Room:

Lovely south facing window to rear, offering a delightfully sunny and bright room, radiator.

Stylishly Fitted Kitchen:

Window to front. The kitchen has been principally fitted to three sides, with a range of matching units. U shaped run of work surface, Inset single bowl stainless steel sink with chrome mixer tap, with cupboards beneath, including space and plumbing for dishwasher. Inset space for cooker, with extraction above. Under counter space and plumbing for washing machine, and space for tumble dryer. Space for free standing fridge freezer.

Bedroom One:

Lovely south facing window to rear, offering a delightfully sunny and bright room, radiator. Extensive range of built in wardrobes, with mirrored doors.

Bedroom Two:

window to front. Door to built in wardrobe. Radiator.

Bathroom:

Obscure glazed window to front. Door to built in airing cupboard. The bathroom has been re-fitted with a white suite, comprising; panel bath with chrome taps, shower attachment over and a glazed screen, WC with co-ordinating seat, and pedestal wash hand basin with chrome mixer tap. Radiator.

Garage

16' 7" x 8' 6" (5.05m x 2.59m). Metal up and over door.

Tenure and Charges

We are advised that the lease has approximately 950 years remaining, and also benefits from a share of the freehold. (999 year lease from March 1975).

Charges:

We understand that there is a service charge of approximately £120 per month (£1,440 per annum). We believe this includes ground rent, maintenance of the communal areas, window cleaning and gardening.

Restrictions:

We understand that there is a restriction in the lease, stating that holiday lets and pets are NOT permitted.

Alleyn Court

A purpose built apartment block, with communal gardens, and non specified private parking, in a peaceful cul-de-sac location, with the benefit of a shortcut down to the beach and town centre on foot, and communal gardens.

Council Tax

East Devon District Council; Tax Band B. - Payable 2024/25: £1,858.32 per annum.

Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

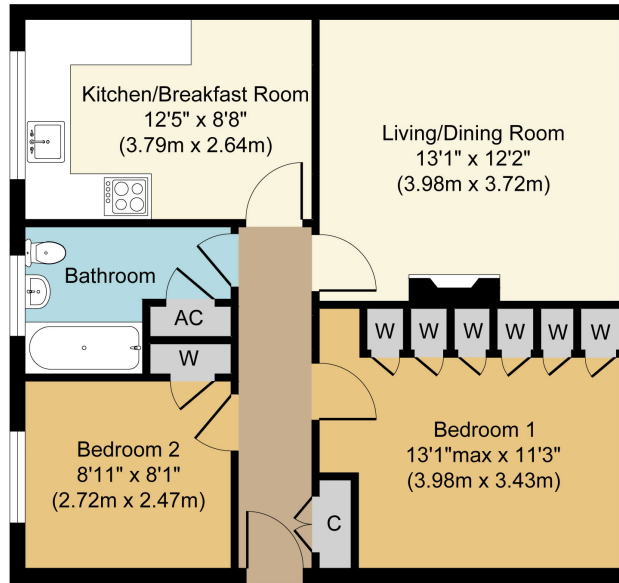
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by PropertyMark: C0124251





Approximate Floor Area
 625 sq. ft
 (58.00 sq. m)

Approx. Gross Internal Floor Area 625 sq. ft. (58.00 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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	