



- Over 55's Exclusively
- Communal Entrance
- Situated On The Second Floor
- Communal Parking

- One Bedroom Apartment
- Kitchen With Electric Cooker Point
- Warden Assisted Development
- No Onward Chain

# Flat 48 Alexandra Court, Alexandra Road, Barnstaple, Devon, EX32 8AZ

John Smale & Co are pleased to offer For Sale this One Bedroom, Second Floor Apartment with the security of warden assistance. Available to the over 55's exclusively and the whole comprising a most appealing prospect for retirement.

A communal entrance door leads to the apartment on the second floor with access by stairs. A private front door leads to a small lobby area and hallway and offers one bedroom accommodation, as well as having a bright and airy sitting room, a well fitted kitchen with electric cooker point and a spacious shower room with double length shower enclosure. For safety and convenience there are pull cords throughout the property to summon the assistance in the event of a fall. The property is heated by night storage heaters.

The Alexandra Court development has a resident estate manager and there are emergency pull cords and a security intercom system. Resident's car parking is close by, as well as an On-Site Laundry and Social Room.

Barnstaple Town centre is just a short walk away, offering a wide variety of shops, supermarkets, restaurants, schools and pubs. From Barnstaple, you can gain access to public transport to take you to Devon's popular beaches and countryside and also the train to Exeter and beyond.

## Entrance Lobby

With fuse box and electric meter box. Fitted shelving. Coat hanging space.

## Entrance Hallway

Cupboard housing hot water cylinder tank with shelving. Night storage heater. Access to loft space.

## Lounge

Overlooking the Front Elevation. Double glazed window, night storage heater, TV point, intercom system.

## Kitchen

Overlooking the Rear Elevation. Double glazed window, fitted wall and base units. Space for fridge, space for cooker, extractor hood, under counter space for appliances, Dimplex heater.

## Bedroom One

Overlooking the Rear Elevation. Night storage heater and double glazed window.

## Bathroom

Comprising White suite with enclosed full length shower cubicle with Triton electric shower, wash hand basin, low level W/C and extractor fan.

## Outside

There is communal off road parking for residents and further off road parking spaces for visitors.

## Agents Note

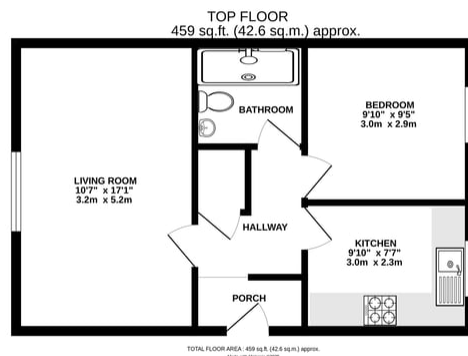
59 Years Remaining On The Current Lease. Ground Rent £190.00 pcm - reviewed annually.

## Services

Services: Mains water, drainage and electricity available. 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: C.

## Directions

For directions to the property, follow Sat Nav EX32 8AZ.



At John Smale & Co we don't just sell houses!

Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Email: [barnstaple@johnsmale.com](mailto:barnstaple@johnsmale.com) Website: [www.johnsmale.com](http://www.johnsmale.com)

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 342000