



Coast &
Country since 1977

Kings Court, Harbour Road, Seaton, Devon

£275,000 Leasehold



PROPERTY DESCRIPTION

No Chain A well-presented two bedroomed first floor apartment, located in an exclusive development of just 15 two and three bedroom apartments located in the centre of Seaton, only a short level distance for all town centre amenities, restaurants, cafe's, shops, beach and sea front.

Built to a high specification, with colour washed rendered elevations under a slate roof, the property features traditional construction with a good level of sound insulation, and double glazed windows. There are communal gardens to the rear with an allocated parking space plus two shared visitors' spaces within a gated area.

The light and spacious apartment briefly comprises; an entrance hall, spacious well-appointed living room/ dining room, fitted Kitchen with a range of wall and base units, including built in oven, hob, dishwasher and washing machine. Two good sized double bedrooms with an en-suite shower room to bedroom one, together with a family bathroom.

This apartment is sold with no onward chain, offering an ideal main residence, 'lock up and leave' second home, or investment opportunity.



FEATURES

- No Onward Chain
- Close to Town Centre, Beach and Sea Front
- En-suite Shower Room
- Lovely and Bright Living/ Dining Room
- Pleasing Haven Cliff Views
- Two Double Bedrooms
- Well Presented and Spacious
- Council Tax Band C
- One Allocated Parking Space
- EPC Rating C





ROOM DESCRIPTIONS

Tenure and Charges

We have been advised that there is a 150 year lease from April 2004, with approximately 129 years remainder.

Charges:

Maintenance: £1,915.00 per annum to include full external maintenance, window cleaning and buildings insurance.
Ground Rent: £200 per annum.

Please note, we have been advised that there is a restriction on the lease that states that holiday letting is not permitted.

The Property:

First Floor apartment, accessed via either the internal staircase or the lift, with a hallway providing access to the front door, with a secure phone entry system.

Entrance Hall

Doors to storage cupboard and airing cupboard, housing the hot water tank. Electric heater.

Doors off to two good sized double bedrooms, family bathroom, living/ dining room. Bedroom one benefits from an en-suite shower room, and the kitchen can be accessed via the living/ dining room.

Living/ Dining Room

Dual aspect bay windows to front and side, with the side aspect providing pleasing views out towards Haven cliff. Coved ceiling. Electric heater. Electric coal effect fire Door to the kitchen.

Fitted Kitchen

Window to side, again providing pleasing views out towards Haven cliff. Electric heater. The kitchen has been fitted to two sides, with a matching range of wall and base units, with co-ordinating handles. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher, and built in washing machine. Inset four ring electric hob with extraction above and built in oven beneath. Full height unit incorporating fridge freezer.

Bedroom One

Bay Window to front. Coved ceiling. Double doors to built in wardrobe. Electric heater.

Door to: -

En-suite Shower Room

White suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin chrome mixer tap. Heated towel rail. Walk in shower with glazed door:

Bedroom Two

Window to front. Coved ceiling. Electric heater

Bathroom

White suite, comprising; close coupled WC with co-ordinating seat, panel bath, with hand held shower attachment, a handrail and chrome taps. Pedestal wash hand basin chrome mixer tap. Heated towel rail.

Outside

The apartment is approached over a brick paved entrance drive through electric gates into the communal parking area, which is bordered by attractive planting and a paved seating area. The paved path leads to the front doors and covered porch and security entry system.

This apartment does have the benefit of one allocated parking space in the communal car park.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,221.61 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.

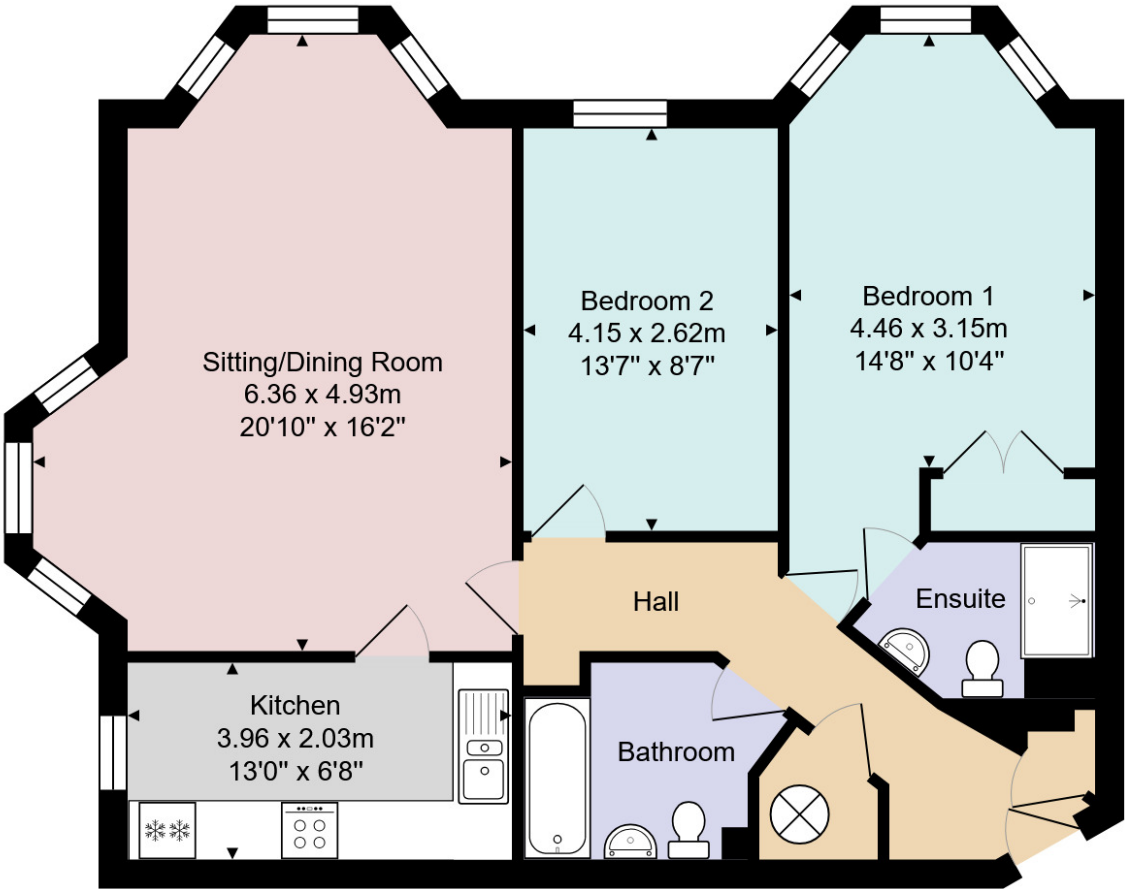
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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



Total Area: 80.7 m² ... 869 ft²
Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	85
(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		