



**Coast &
Country since 1977**

Haven Court, Harbour Road, Seaton, Devon

£130,000 Leasehold



PROPERTY DESCRIPTION

A spacious and well-presented one bedroom third floor retirement apartment for the over 55's, constructed by McCarthy & Stone in an excellent town centre location, only a stone's throw from the beach and sea front.

Benefiting from all the advantages of retirement living, the property has communal areas including a resident's lounge, laundry facilities and a house manager, together with a guest suite. Alarm cords are incorporated in every room, which are connected to a 24 hour emergency care line.

The accommodation includes; spacious entrance hall with storage cupboard, living room, fitted kitchen, a spacious dual aspect double bedroom with built in wardrobes and a shower room. Outside are communal gardens and grounds together with a communal car park.

FEATURES

- No Chain
- One Bedroom
- Retirement Apartment
- Close to Town Centre, Beach and Sea Front
- Spacious Entrance Hall
- Light and Bright
- Well Presented Throughout
- Good Sized Double Bedroom
- Fitted Kitchen
- EPC Rating C





ROOM DESCRIPTIONS

The Apartment:

Front door into: -

Spacious Entrance Hall

Window to side. Door to storage cupboard. Door to airing cupboard. Radiator.

Doors off the living room, the shower room and the double bedroom.

Living Room

Window to side. Radiator. Feature fireplace. Double doors to kitchen.

Kitchen

The kitchen has been fitted to three sides with a range of matching wall and base units, with co-ordinating handles. U 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 space and plumbing for washing machine. Inset four ring induction hob, with extraction above and cupboards beneath, including built under fridge and built under freezer. Full height unit incorporating built in oven.

Dual Aspect Double Bedroom

Windows to side and rear. Extensive range of built in wardrobes and units, including a triple built in mirrored wardrobes, with a corner unit opposite which has built in wardrobes, drawers, together with a vanity unit.

Shower Room

Fitted with an older style suite, comprising; low level flush WC with co-ordinating seat, vanity style wash hand basin with chrome taps and cupboards beneath, and a good sized corner shower cubicle.

Outside

The property is approached from Harbour Road through an entrance archway, which gives access to; the residents car park, communal gardens and the reception hall. The House Managers office, the residents lounge, laundry room and guest suite are on the ground floor.

There are pleasing communal gardens with a paved path leading to a seating area. At the side of the entrance porch is the archway to the residents parking area.

Tenure and Charges

We are advised that the lease was dated from 1st July 2002, with 125 years (giving approximately 102 years remaining).

Ground rent - £350 per annum (approx)

Service charge - £2,400 per annum (approx)

We understand that the service charge includes: -

- *The cost of the Management Company and House Manager
- * Insurance for the building, communal facilities and equipment
- * Public and Employers Liability & professional Indemnity cover
- * Cleaning and decoration of all communal areas
- * Water supply
- * Maintenance and upkeep of the laundry area
- * Emergency alarm system
- * Window cleaning for communal areas and exterior of individual flats
- * General maintenance and upkeep of the building and car park

Council Tax

East Devon District Council; Tax Band B - Payable 2024/25: £1,943.92 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.

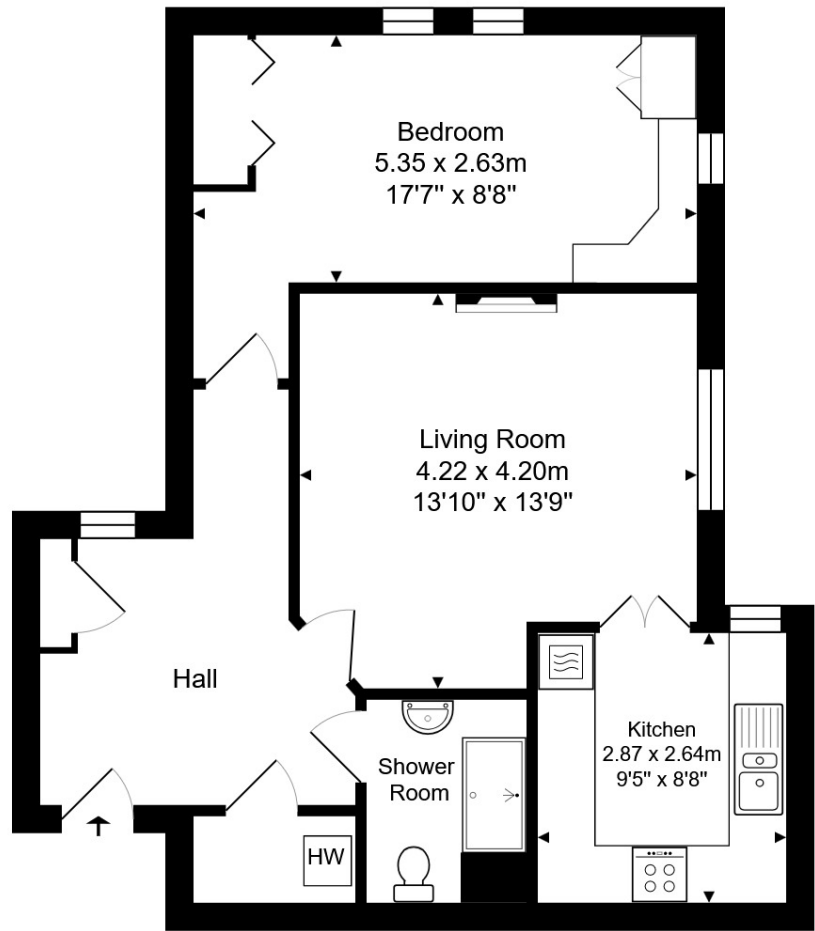
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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: 56.7 m² ... 611 ft²

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C		76	78
(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	