



Apartment 5 York Place, Northam Road, Bideford, Devon, EX39 3LA







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### Guide Price £137,000

Conveniently situated within an easy level walk to the town centre of Bideford with a supermarket nearby as well as the Victoria Park and the riverbank, this spacious first floor apartment was originally converted from part of the Stella Maris Convent about 25 years ago. It is approached through a walled courtyard which is shared with an adjoining apartment and accessed over an external galvanised staircase, also shared with the adjoining apartment.

The accommodation benefits from recent updating including new windows, decor and carpets and central heating provided by an electric boiler in the kitchen. It is very spacious and could possibly be re-configured by sub-division of the two large bedrooms. The 18' x 10' 10" sitting room has an open outlook over the communal gardens to the Sports Ground and beyond - ideal for football fans! There is also the benefit of a reserved car standing space with security gate and access to the communal grounds.

# Apartment 5 York Place, Northam Road, Bideford, Devon, EX39 3LA

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Grade II Listed Spacious First Floor Flat  
18'0 Sitting Room  
Two Double Bedrooms  
Bathroom Plus Shower  
Kitchen  
Shared Courtyard  
Reserved Car Parking Space  
Access To Communal Gardens



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## Entrance Lobby

With private door to apartment and door to adjoining apartment and cupboard housing electric meters.

## Entrance Passage

With radiator.

## Sitting Room

5.5m x 3.3m (18' 1" x 10' 10") plus feature bay window with open outlook. Radiator and door to Bedroom One.

## Bedroom One

5.5m x 3.26m (18' 1" x 10' 8") Dual aspect with radiator.

## Kitchen

3.58m x 1.8m (11' 9" x 5' 11") With inset sink unit, working surfaces with cupboards under, Pine fronted eye-level cupboards, built-in electric cooker and hob. Cupboard housing the electric central heating boiler and controls.

## Bathroom

With a panelled bath, vanity basin, shower cubicle, radiator and W/C.

## Bedroom Two

3.78m x 3.52m max (12' 5" x 11' 7" max) With radiator

## Outside

The apartment is approached from a walled courtyard off Northam Road with a pedestrian gate. A galvanised external staircase then gives access to the apartment and adjoining apartment. There is access to the communal gardens and also a reserved car parking space with a security gate.



## Lease Details

Tenure: Leasehold. Lease Details: Our Vendor has informed us there is a balance of a 125 Year Lease which commenced in 2000. Ground Rent: £298.00 Per Quarter which includes; Buildings Insurance, Cleaning of Communal Areas, Garden and Car Park Maintenance, Outside Repairs, Maintenance of Water Filtration Plant.

## AGENT'S NOTE

Please note! Access to the property is up a galvanised external staircase, which then gives access to the apartment and adjoining apartment.

## SERVICES

Services: Water (Borehole), Electricity and Drainage are connected.

Council Tax Band: B.

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

EPC Energy Rating: Grade II Listed Exempt.

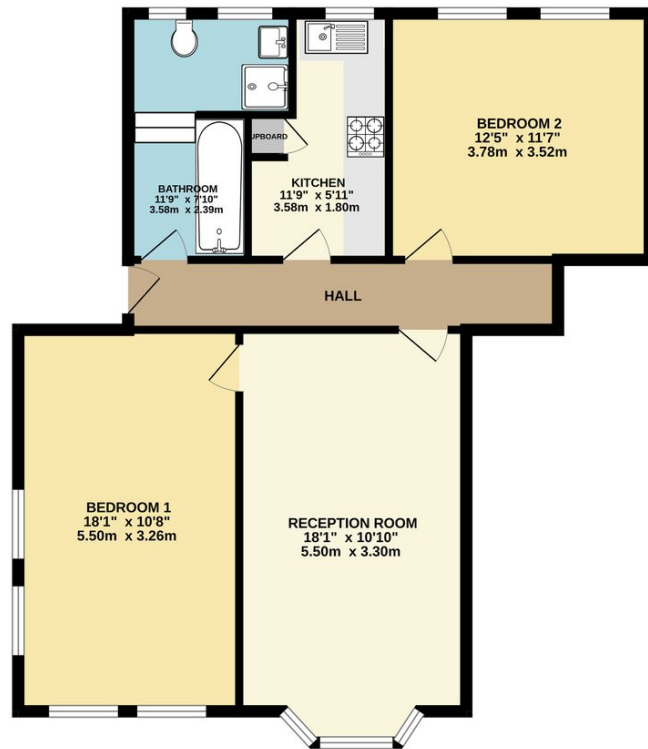
## DIRECTIONS

From Barnstaple travel along the A39 in the direction of Bideford. After travelling over the bridge turn left at the large roundabout signposted Bideford and onto the A386. Follow the road and turn right immediately after passing the car showroom. On Northam road follow the road and York Place can be found on the left with our for sale board clearly displayed.

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GROUND FLOOR



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