

Alexandra Road, Barnstaple
Offers Over £100,000



- Two Bedroom Apartment
- Warden Assisted Development
- Double Glazed And Night Storage Heating
- Lounge Overlooking Front Aspect
- Close To Amenities And Rock Park

- Over 55's Development
- Neatly Presented Throughout
- Kitchen Overlooking Rear Aspect
- Shower Room

Alexandra Court, Alexandra Road, Barnstaple, Devon, EX32 8AZ

John Smale & Co are pleased to offer to the market this wonderfully well presented, two bedroom apartment located within the Alexandra Court development. The Apartment is warden assisted and offered exclusively to the over 55's.

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.

Entering the property through the front door, you are met by a set of stairs equipped with a modern stair lift leading to the MAIN HALLWAY. Doors lead to all other rooms from this bright and airy hall. 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 LOUNGE is well proportioned and bright and benefits from a front aspect double glazed window. The KITCHEN is well presented with plenty of worktop space and integrated base level appliances, again benefitting from a rear view with a double glazed window. The BATHROOM is neatly decorated and features a shower cubicle, wash basin and W/C. The MASTER BEDROOM has all the room you could need for standing furniture and has a side aspect double glazed window letting in plenty of light. BEDROOM TWO is a single and in the event of just one inhabitant, would make an ideal study or reading space.

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 North Devon's popular beaches and countryside and also the train to Exeter and beyond.

Stairs Leading To Entrance Hallway

Lounge

14' 6" x 11' 9" (4.42m x 3.58m)

Kitchen

8' 2" x 7' 11" (2.49m x 2.41m)

Bedroom One

10' 4" x 8' 5" (3.15m x 2.57m)

Bedroom Two

11' 7" x 5' 2" (3.53m x 1.57m)

Bathroom

7' 5" x 5' 0" (2.26m x 1.52m)

Outside

Communal off road parking for residents and further off road parking spaces for visitors.

Agents Note

59 Years remaining on the current Lease. Maintenance costs £190 pcm - reviewed annually.

Services

Services: Mains Water, Drainage and Electricity available. Night Storage Heating.

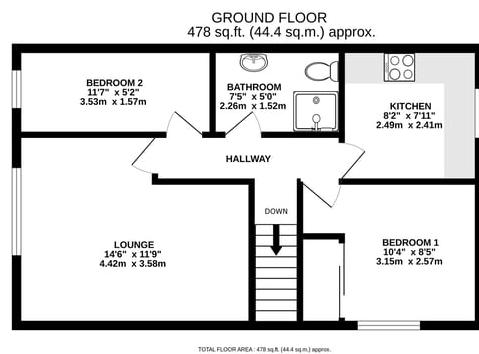
Council Tax Band: B.

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

EPC Energy Rating: D.

Directions

To locate the property, follow SatNav EX32 8AZ.



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