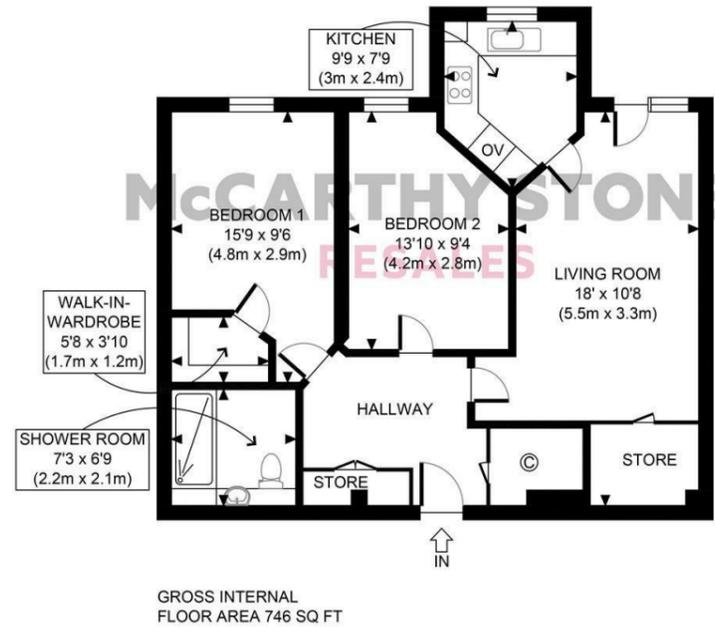


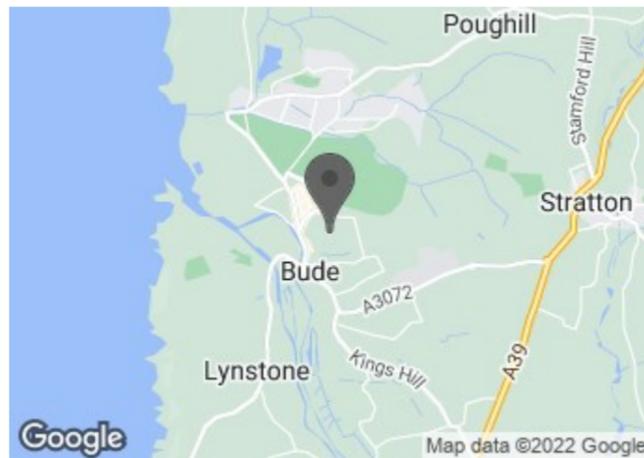
# McCARTHY STONE RESALES

## 16 PEN MORVAH BRAMBLE HILL, BUDE, EX23 8GW



APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT / 69 SQM	The Puffin
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/04/22
	photoplan

### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>87</b>	<b>87</b>

# McCARTHY STONE RESALES

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A first floor two bedroom apartment with walk-on balcony, upgraded oven/hob and addition of a dishwasher. Recently re-fitted carpets and its own PARKING space.

**ASKING PRICE £309,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# PEN MORVAH, BRAMBLE HILL, BUDE, CORNWALL, EX23 8GW

## INTRODUCTION:

This is a very well presented apartment, with a walk-on balcony in the very popular Pen Morvah 'Retirement Living' development which was completed by award-winning McCarthy Stone in 2018 to offer a fantastic independent living opportunity for those aged over 60 years. This apartment is located on the first floor with easy access to the lift and an interesting outlook over the local residential area and to the hills beyond. New carpets have recently been fitted and a PARKING space is included. The kitchen has had some recent upgrades.

The development occupies a very convenient position close to Bude town centre and is therefore extremely convenient for all major amenities and bus routes. Living at Pen Morvah provides both homeowners and their families with the peace-of-mind provided by support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and a sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is a scooter store with charging points and particularly lovely landscaped gardens. Additionally, there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies.

Bude is a great location for you to enjoy your retirement, a traditional coastal town with harbour and beautiful beaches in the town and beyond. A close-knit community is retained, yet balanced with a range of events and activities for both locals and tourists alike to enjoy throughout the year. There are a range of shops, supermarkets, a Post Office, coffee shops and doctor's surgery, which are accessible by foot or bus. In or near Bude you will find a range of amenities including boutique shops, supermarkets, cafes and restaurants.

There's also health and community services including hospital, doctor's surgery, dentist, pharmacy all in close proximity to the development.

There is plenty to do around the area with fantastic beaches including Bude, Widemouth and the National Trust owned Sandymouth Beach. Festivals including the famous Bude Jazz Festival and St Pirran's Procession. There are historic landmarks nearby including King Arthur's Castle in Tintagel, Hartland Abbey and in the town itself, Bude Castle.

## ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Shallow utility cupboard with Gledhill boiler supplying hot water, Vent Axia heat recovery unit and automatic washer/dryer. An additional, full height cupboard enhances the storage options. A feature glazed panelled door leads to the Living Room.

## LIVING ROOM:

A bright and spacious room of versatile dimensions with the added bonus of a useful storage cupboard. A French door opens out to a walk-on balcony from which to enjoy the view and relax. A fire surround with inset electric fire creates a focal point for the room and can be used for light and/or additional heat. Electric panel heater. Two feature ceiling lights. Plug sockets are elevated for ease of use. A feature glazed paneled door leads to the kitchen.

## KITCHEN:

Excellent range of contemporary woodgrain effect wall and base units and contrasting laminate worktops and matching upstands and incorporating a stainless steel

## 2 BED | £309,950

inset sink unit. Integrated appliances include an upgraded hob with stainless steel chimney extractor hood over and modern glass splash-back, easy access upgraded waist-level fan-assisted oven and concealed fridge and freezer. In addition to the upgraded oven and hob, this apartment has the added benefit of a dishwasher. Ceiling spot light fitting, and tiled floor.

## BEDROOM ONE:

A bright room with a double-glazed window and large walk-in wardrobe that has an auto-light, ample hanging space, shelving and a fitted drawer unit. Electric panel heater. Plug sockets are elevated for ease of use.

## BEDROOM TWO:

Currently used as a dining room but large enough for a double bed or could be an office / hobbies room.

## WET-ROOM:

Modern wet-room style with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Spacious, level access, 'walk-in' shower with both a "raindrop" head and useful hand held attachment. Extensively tiled walls and fully tiled floor. Electric heated towel rail and independent electric wall heater.

## SERVICE CHARGES:

The Service Charge covers the expense of:

- Cleaning of communal windows and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £3,984.84 p.a (for financial year end 31/03/2023). To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

Lease: 999 years from 2018  
Ground Rent £425 per annum

