

Floor Plan

Total floor area 37.3 sq.m. (402 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



**2 ALEXANDRA COURT ALEXANDRA ROAD,
BARNSTAPLE, EX32 8AZ**

One not to miss!

A well presented purpose built one bedroom apartment with the added attraction of your own front door - exclusively available to the over 55's. This attractive home has been updated throughout and an internal viewing is advised.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

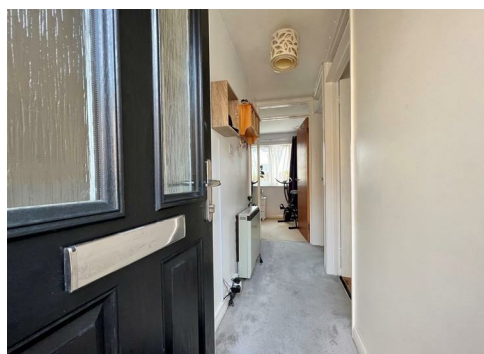
T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£105,000

- One Bedroom apartment with its own front door
- Spacious and light accommodation throughout
- Available to those aged 55 years plus
- Residents car parking
- On-Site Laundry and Social Room
- Security Intercom System
- Highly convenient location
- Close to amenities and facilities.
- Warden on site at certain times
- A Must View!



Chequers Estate Agents of Barnstaple are delighted to offer For Sale No. 2 Alexandra Court.

The Alexandra Court development has a Warden and within No. 2 there is a security Intercom System. There are attractive Communal Gardens and Residents Car Parking as well as an On-Site Laundry and Social Room.

2 Alexandra Court is a spacious and well presented one bedroom ground floor apartment. with the added attraction of having its own front door entrance. The apartment is light and airy throughout. You are welcomed into a hallway with level access to all of the internal rooms. The accommodation then comprises: a attractively fitted kitchen with a fitted cupboards and space for appliances, a cosy living room, a double bedroom with fitted wardrobes as well as a modern fitted shower room. In all No 2 Alexandra Court is available to the market and is a turn the key opportunity to just move in and live.

To arrange to view please call Chequers Estate Agents of Barnstaple the Vendors Sole Agents on 01271 379314.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with level access to all internal rooms. Electric night storage heater, telephone point, fitted carpet.



KITCHEN 11'3 MAX X 6'9 (3.43M MAX X 2.06M)

A fitted kitchen with drawers and base cupboards, Further matching wall cabinets, inset stainless steel single bowl sink set into worksurface with cupboard space below. Space for cooker, fridge/freezer, as well as space and plumbing for washing machine. Useful airing cupboard with shelving as well as housing the hot water tank, vinyl flooring. UPVC double glazed window overlooking communal parking.

LIVING ROOM / DINER 11'3 X 9'8 (3.43M X 2.95M)

A cosy lounge/dining room with UPVC double glazed window to rear elevation. TV point, electric night storage heater, fitted carpet.

BEDROOM 10'2 X 8'1 (3.10M X 2.46M)

Spacious and light double bedroom with UPVC double glazed window to rear elevation. Fitted wardrobe space, fitted carpet.

SHOWER ROOM 6'9 X 6'2 (2.06M X 1.88M)

A modern three-piece white suite comprising corner double shower cubicle, and a tiled surround with WC and pedestal wash hand basin. Electric wall heater, heated towel rail, vinyl flooring. UPVC double glazed opaque window to front elevation.

OUTSIDE

The Alexandra Court development has communal parking as well as communal spaces for residents to sit. There is a communal laundry area as well as a hall where residents events are held.

AGENTS NOTES

The term of the lease runs from 3/03/86 until 29/01/84 which leaves 61 yrs remaining! The service charge is £165 per month and the ground rent is £1

BAND A COUNCIL TAX

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.