

**Floor Plan**

Total floor area 50.5 sq.m. (543 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



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T: 01271 379314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

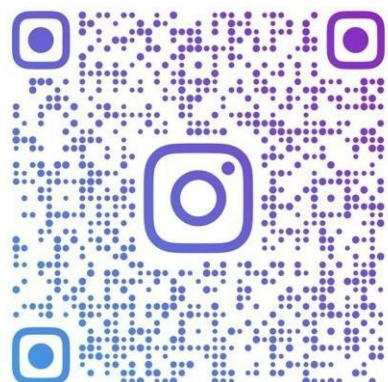
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**£115,000**

## 16 ALEXANDRA COURT, BARNSTAPLE, DEVON, EX32 8AZ

A purpose built two bedroom apartment offered to the market with no onward sales chain. Close to Barnstaple town centre and amenities. Exclusively available to the over 55's with resident parking.

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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG

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- Two Bedroom Apartment
- Second Floor
- Parking
- Estate Manager
- Intercom System
- No onwards sale chain
- Highly convenient location



Chequers Estate Agents of Barnstaple are delighted to offer for sale No.16 Alexandra Court. The Alexandra Court development has a resident estate manager and within No.16 there are emergency pull cords and a security intercom system. There are attractive communal gardens and residents car parking as well as an on-site laundry and social room.

The accommodation briefly comprising an entrance hallway with coat hooks, perfect for shoes and coats and a cupboard space with shelving. The hallway leads to the lounge/diner, which is a good size and views from the window over Alexandra Court's courtyard. There is a kitchen which has ample cupboard space as well as a light and bright, modern shower room. The main bedroom has built in wardrobes and overall, this apartment is well presented throughout.

No.16 Alexandra Court is available today and if you are seeking a conveniently situated apartment, then this property should be added to your viewing list. To arrange to view please call Chequers Estate Agents of Barnstaple the vendors sole agents on 01271 379314.

**ENTRANCE HALLWAY 5'6 X 3'4 (1.68M X 1.02M )**

With storage cupboard with hot water tank and hooks for coats, carpeted wall to wall.

**LOUNGE/DINER 18'5 X 8'2 (5.61M X 2.49M)**

UPVC double glazed window, storage heater, space for dining table and sofa, power points, carpeted wall to wall. A light and bright room with views over the courtyard of Alexandra Court.

**KITCHEN 8'6 X 5'8 (2.59M X 1.73M )**

Matching floor and wall units, electric oven, washing machine, UPVC double glazed window.

**BATHROOM 5'6 X 8'6 (1.68M X 2.59M )**

Pedestal sink, matching toilet, double shower with new electric Mira shower. Hard wearing wet room flooring, chrome heater radiator, fan heater, UPVC double glazed window.

**BEDROOM ONE 8'3 X 10'0 (2.51M X 3.05M)**

With modern fitted wardrobes, storage heater, UPVC window, carpeted.

**BEDROOM TWO 8'8 X 8'2 (2.64M X 2.49M )**

Carpeted, storage heater, UPVC window.

**OUTSIDE**

There is a great sense of community at Alexandra Court, with communal areas inside and outside for people to meet and a laundry room for those without access to a washing machine. This is a lovely place to reside and we recommend internal inspection of this great apartment.

**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.

**AGENTS NOTES**

The Current lease is in the region of 70 years however the lease is currently being extended by 99 years by the current owner, meaning it will expire in 2184.

The Service Charge is £165 per month.

Ground rent is £1

Please note probate needs to be granted