

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



A well presented purpose built retirement flat with a recently refurbished Shower Room. Occupying a level location convenient for the town centre shops and attractive quayside. Available with no onward chain.

BLAK
PROPERTY

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17 Strand Court, Bideford, Devon, EX39 2NP
Price £135,000

A well presented purpose built retirement flat with a recently refurbished Shower Room. Occupying a level location convenient for the town centre shops and attractive quayside. Available with no onward chain.

Strand Court comprises some 49 retirement apartments (majority being 1 bedroom) arranged over 5 floors. The complex is designed for those aged 60 and over and benefits from a lift facility to all floors and many personal safety features including Careline to ensure that help is at hand 24 hours a day, 365 days a year. The Careline system also controls door entry and monitors the fire alarm system. There is a camera entry system at the main entrance which will allow you to view a visitor through a channel on your television set before letting them in. There is also resident House Manager available to help whenever it is required along with a twin bedroom Guest Suite with en-suite shower room where friends or relatives can spend the night for a reasonable charge.

TENURE: The flat is Leasehold with the balance of a 125 year term as of 2001. The current annual service charge is in the region of £3240.28 and the annual ground rent is in the sum of £350. These costs cover the upkeep of the communal facilities including lighting and heating, House Manager, Careline facilities, water and sewerage charges, building insurance and external maintenance of the building.

Please note that the above figures are given for guidance only and are subject to confirmation.

The accommodation comprises: (All measurements are approximate)

Main Entrance Door : With security camera and intercom.

Spacious Ground Floor reception areas : with Residents lounge and kitchen, House Managers office, laundry room and guest suite. Lift facility or stairs to all floors.

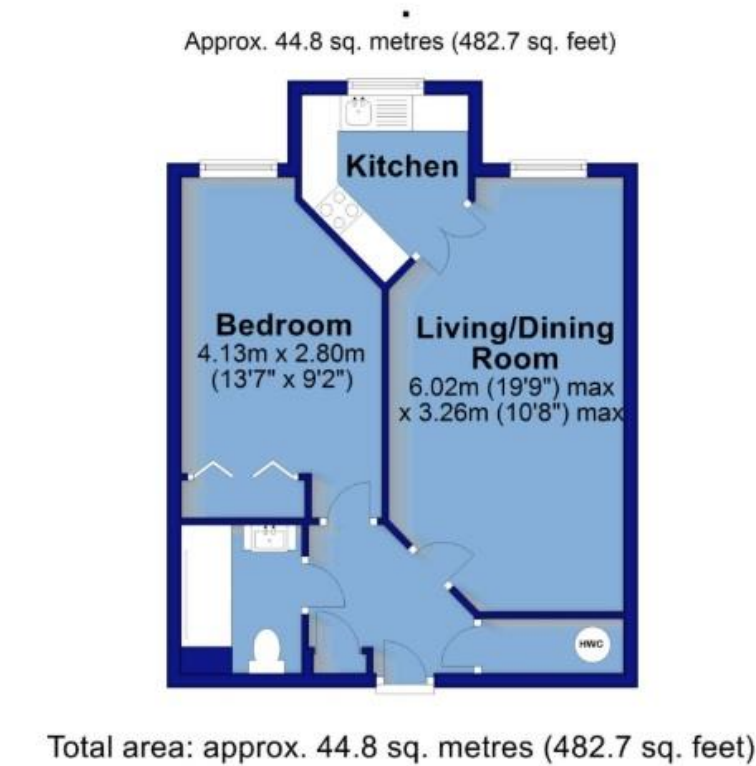
Entrance Hall : Cloaks Cupboard and access to airing cupboard with pressurised cylinder with immersion, front door off, telephone entry system

Lounge 19'9" (6.02m) x 10'8" (3.25m) : UPVC double glazed window, 2 radiators, televisionpoint

Kitchen 7'9" (2.36m) x 7'7" (2.31m): Fitted with a range of base and wall units with integrated oven hob and filter, UPVC double glazed window, coving to ceiling

Bedroom 17'8" (5.38m) x 9'2" (2.79m): UPVC double glazed window, Built in wardrobe, radiator.

Shower Room : Recently completely refurbished with large shower cubicle with thermostatic shower vanity wash hand basin and close coupled WC, Heated towel rail



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