



**54 UNION CLOSE, BIDEFORD, EX39 3FE**

**£135,000**

A modern 2 bedroom ground floor apartment offering well presented accommodation including a spacious lounge/diner, kitchen and bathroom whilst benefitting from gas fired central heating & uPVC double glazing throughout together with residents permit parking.



No.54 is a modern 2 bedroom apartment conveniently located on the ground floor and benefitting from gas fired central heating and uPVC double glazing throughout, together with residents permit parking.

The well presented accommodation comprises a spacious 16'3 Lounge/Diner with French doors and 'Juliet' balcony. An opening leads from the lounge to the well appointed gally style kitchen comprising an electric double oven & 4 ring gas hob with extractor over, space for a free standing fridge / freezer and plumbing for washing facilities.

The bedrooms are both of a comfortable size with space for double beds whilst the generous sized bathroom of a white suite of bath with electric Mira shower over, W/C and wash basin.

Union Close will be found just off Clovelly Road conveniently located within walking distance of Bideford Town Centre and other local amenities.



**Leasehold:** 199 year lease granted from 2008 with a service charge of £1500.00 per annum and annual ground rent of £120 per annum. These contribute towards the upkeep of the communal areas, maintenance of the building and buildings insurance.

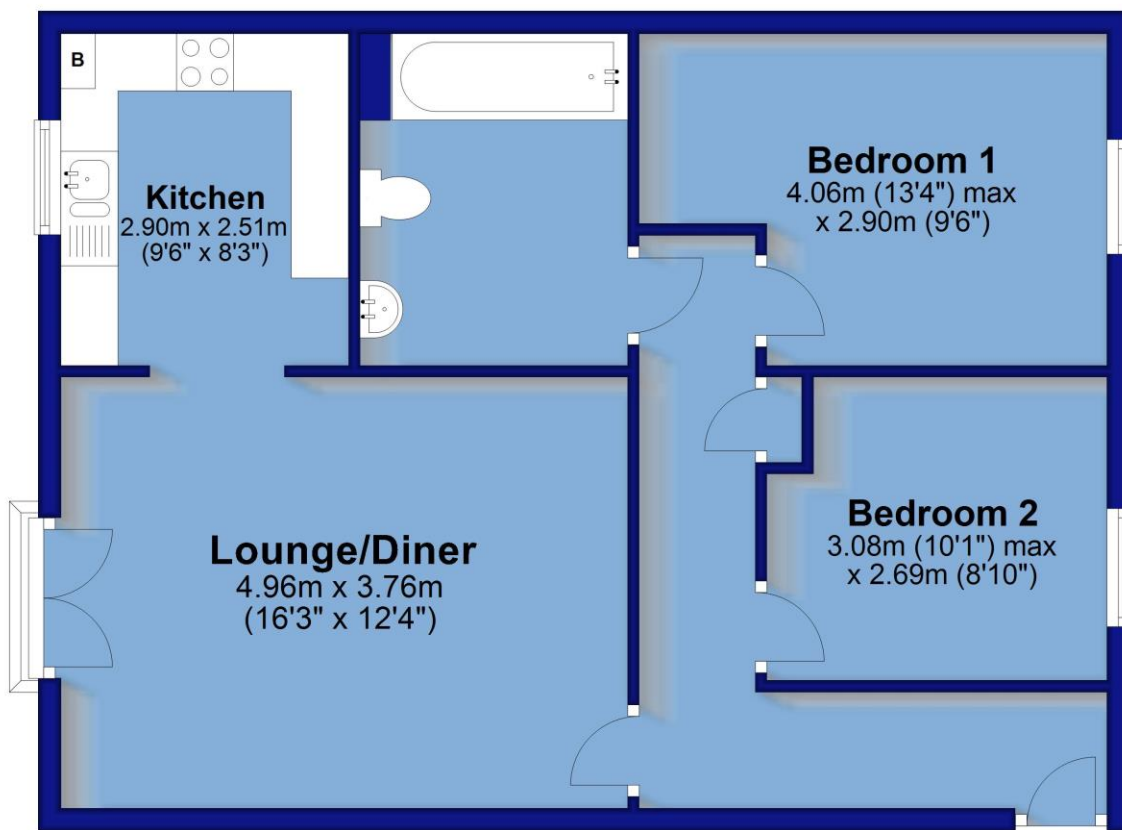
**Services:** All mains services are connected

**Energy Performance Certificate:** B (81)

**Council Tax:** BAND B (£1,963.91) per annum)

## Ground Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.