



## APARTMENT 6, THE OLD SCHOOL, BIDEFORD, EX39 3FU

£239,950

A spacious 3 bedroom duplex apartment offering superbly presented, contemporary accommodation including an impressive open plan lounge/kitchen/diner complemented by parquet flooring and a modern kitchen together with 2 off road parking spaces.

The Old School was constructed in 1902 and until 2010 formed part of Bideford College having originally been a boarding school for girls and then a grammar school. This historic building now offers 21 unique, contemporary apartments with the building having retained many original features with large sash windows and in some areas, original parquet flooring.

Apartment 6 is accessed on the first floor of the building, offering fantastically spacious accommodation over two levels. Undoubtedly, the open plan living area is the jewel in the crown of this wonderful apartment, featuring 4.5m high ceilings, parquet flooring and 3 large sash windows affording an abundance of naturally light whilst the modern kitchen offers a range of cupboards & drawers adjoining work surfaces and breakfast bar together with integrated appliances.

The spacious bedrooms are equally impressive, with 2 being doubles, 2 on the ground floor and one on the first floor together with a separate bathroom and shower room.

To the outside are communal gardens comprising lawns, a patio and pond whilst Apartment 6 benefits from two allocated off road parking spaces.

#### LEASEHOLD

The balance of a 999 year lease granted in 2017 with annual service charge of £1500 including the ground rent and covering the maintenance of the building, insurance and upkeep of communal areas.

**Services:** Mains water, electricity & drainage.

**Energy Performance Certificate:** G (20)

**Council Tax:** BAND C (£2,244.47 per annum)



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.