



## 24 STRAND COURT, BIDEFORD, EX39 2NP

**£135,000**

A 1 bedroom first floor retirement apartment situated within the town centre, providing easy access to local amenities, the estuary and Victoria Park. The well presented accommodation includes a living/dining room with pleasant outlook over the bowling green, kitchen and shower room together with the use of communal lounge, laundry and gardens.

Strand Court was completed in September 2001 and was constructed to a particularly high standard by Britain's leading Retirement Home Builders, McCarthy Stone. The development consists of carefully laid out one and two bedroom retirement flats, each benefiting from its own front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The complex is designed for those aged sixty plus and benefits from a lift to all floors along with 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 the main 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 a 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 very reasonable charge.

Located on the first floor on the highly sought after southern side of the building, No24 offers well presented accommodation enjoying a pleasant outlook over the neighbouring bowling green from most rooms. The property is neutrally decorated throughout with the living & dining area being of a comfortable size, a 'Juliet' balcony taking in the pleasant view whilst French doors lead into a well-appointed kitchen with electric oven & hob and space for under counter appliances

**Leasehold:** 125 year lease from May 2001 with a service charge of £3,069.66 per annum (Correct May 2025) and a ground rent of £350.00 per annum, both paid half yearly. These costs cover the upkeep of the communal facilities including lighting & heating, House Manager, Careline facilities, water & sewerage charges, laundry facilities, buildings insurance and external maintenance of the building.

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

**Energy Performance Certificate:** TBC

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

## 24 Strand Court

Approx. 44.8 sq. metres (482.4 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.

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