

23 Town Mill Court
Barnstaple. EX31 1GX

Affordable Homes
UK (North Devon) Ltd

Quality homes at affordable prices

Price £98,000



23 Town Mill Court is a truly immaculate two-bedroom apartment boasting a new kitchen with built in electrical hob and double oven and a fabulous bathroom with beautiful tiling and shower bath.

Situated in a quiet position on the second floor the flat enjoys a significant amount of morning sunshine making the accommodation light and bright and offering a very spacious hallway with useful storage cupboard, lovely spacious lounge/diner, separate kitchen, two good size bedrooms.

Hot water and heating are provided by a gas boiler and all windows are Upvc double glazed. Outside there is 10 non-allocated parking spaces and a bicycle store.

The apartment is for sale through shared ownership, which means you purchase a percentage share of the property with a mortgage and will benefit from the advantage and responsibilities of home ownership.

Unlike traditional shared ownership Affordable Homes (North Devon) Ltd **do not charge rent on the remaining equity.**

An appointment to view is highly recommended to appreciate this excellent apartment.

The accommodation with approximate measurements comprises:

Communal Front door with entry system to:

Communal entrance Hall leading to the second floor:

Own front door to:

Entrance Hall

Radiator, entry phone, large cupboard with shelving, Honeywell thermostatic central heating control, door to

Lounge Diner: 6.24m max x 3.18m

A lovely spacious room enjoying a tranquil outlook, TV point, telephone point, and radiator.

Kitchen: 3.44m max x 1.36m max

Refitted with attractive white fronted units and contrasting work surfaces, built in double electrical oven, electrical hob with stainless steel canopy hood over, stainless sink unit with monobloc taps over, washing machine recess, Glow.Worm Flexicom 30cx gas boiler, fridge recess.

Bedroom 1: 4.08m max x 3.00m max

An attractive and spacious room, with aspect over the front of the property, radiator.

Bedroom 2: 4.08m max x 2.61m max

With radiator and aspect to the front of the property

Bathroom

Beautifully re-fitted with contrasting tiles on the walls and floor, P shaped bath with mixer shower and shower screen, combination vanity unit with stylish low-level WC and inset wash-hand basin, heated chrome towel rail, inset down lights.

Outside

There are 10 unallocated parking spaces for the building, a bicycle store, and a bin store.

Services: Mains electricity gas, water, and drainage.

Ground Rent: £203.12 per annum.

Service Charge: (which includes Building Insurance) £ 61.72 per month.

To view contact: Shaun Hacking 07891 984116

PRICE: £98,000 Leasehold for a 73% fixed equity share.



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. No person representing Affordable Homes UK (North Devon) Ltd has any authority to make or give any representation or warranty in relation to this property.