

2 Kingdon Avenue  
South Molton EX36 4GJ

Affordable Housing  
UK (Devon) Ltd

Quality homes at affordable prices

Price £59,000



A beautifully presented and sunny first floor apartment set in a block of only four properties and offers attractive and well-planned accommodation.

The spacious lounge/diner boasts a French Balcony and the separate kitchen has a stainless-steel hob, electrical oven and stainless-steel canopy hood. The double bedroom is a good size and has a useful built in cupboard/wardrobe. Again, the bathroom is both spacious and well appointed. Hot water and heating are provided by a gas boiler and all windows are uPVC double glazed. Outside there is an allocated parking space.

[www.ahuk.org](http://www.ahuk.org)

t : 07891 984116

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 Housing (Devon) Ltd **do not charge rent on the remaining equity.**

**The accommodation with approximate measurements comprises:**

Communal Front door with entryphone to:

Communal entrance Hall with stairs leading to the first floor. Useful dedicated and secure storage cupboard.

**Own front door to:**

**Entrance Hall**

Radiator, entry phone, large storage cupboard with shelving, telephone point, central heating thermostat, door to:

**Lounge Diner 3.7 0.8 window recess x 3.71 max**

A spacious and well-proportioned room with a dual aspect with one window in the form of a French Balcony, TV point, telephone point.

**Kitchen 2.14m x 1.96m**

A comprehensive range of units with attractive light wood effect fronts with contrasting work surfaces, stainless sink unit, single Zanussi electric oven, stainless steel Candy four ring gas hob with stainless steel canopy hood over, washing machine recess, fridge/freezer recess. Open aspect.

**Bedroom 2.93m plus door recess x 2.95m max**

TV point, radiator, double built-in wardrobe with hanging rail and housing the gas fired central heating boiler, open aspect.

**Bathroom**

Nicely fitted with a white suite comprising panelled bath with handles and Mira Sport Max electrical shower over, pedestal wash hand basin, low level WC. Radiator, extractor, built in shelved airing cupboard with electrical cylinder heater.

**Outside**

There is an allocated parking space and a bin store.

**Services:** Mains electricity gas, water, and drainage.

**Ground Rent:** £210.51 per annum.

**Service Charge:** (which includes Building Insurance) £ 45.54 per month. (Under review)

**To view contact:** Shaun Hacking 07891 984116

**PRICE:** £59,000 Leasehold for a 50% fixed equity share.



We wish to inform prospective purchasers that we have prepared these sales 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 Housing UK (Devon) UK has any authority to make or give any representation or warranty in relation to this property.