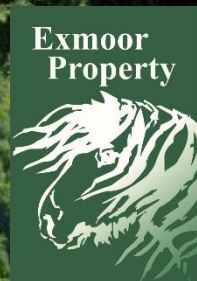


6 Imperial Court
Castle Hill, Lynton



6 Imperial Court, Castle Hill, Lynton, Devon EX35 6JA

A spacious first floor apartment with two beds, two baths, two balconies - and stunning sea and country views. Light, with high ceilings, a large living room & two double bedrooms. All with sea views and french doors onto the balconies. Long lease plus share of freehold.

Price: £285,000 Share of Freehold

From the front door, there is a communal entrance hall, with pigeon holes for each apartment. Stairs and a lift rise to first, second and third floors. Flat 6 is on the first floor, with its own front door.

Hall

The door opens into an entrance hall with a fitted carpet. Hooks for coats, wall mounted entry phone system. Night storage heater and doors to the kitchen, bedroom one and the living room.

Kitchen

Lino floor. Double-glazed windows to the side. Range of wall and base kitchen units with roll-top worktops over. 1½ bowl, single drainer acrylic sink unit with matching mixer tap. Built-in ceramic hob with an electric oven and grill below. Space and plumbing for a dishwasher. Washer/dryer. Space for a fridge. Tiled splash backs on two walls.

Bedroom Two

Fitted carpet. Night storage heater. Two double-glazed windows to the rear with sea views. Double-glazed French door to the main balcony.

Bathroom

Fitted carpet. Three-piece bathroom suite, including: a panel-enclosed bath with chrome mixer taps and an electric wall mounted shower above; low level flush WC; pedestal wash basin with mirrored cupboard above and an extractor unit. Chrome heated towel rail.

Airing Cupboard

Adjacent to the bathroom is a built-in cupboard with a hot water tank and shelving.

Lease & Share of Freehold

Leasehold & Share of freehold Originally held under a lease of 999 years (from 1992) with 969 years

Bedroom One

Fitted carpet. Night storage heater. Two double-glazed windows to the front. Double glazed single French door opening onto a small balcony. The balcony has wrought-iron railings and gives fabulous views to the side and front. The views overlook the East Lyn River and Watersmeet Valley, Foreland Point and across Lynmouth Bay to the South Wales coast. Door to an en-suite shower room.

En-suite Shower room

Ceramic tiled floor. Tiled on all four walls to half height. Extractor fan. Shower cubicle with a wall-mounted electric shower. Low level flush WC. Pedestal washbasin with mirrored cupboard. Chrome heated towel rail.

Living Room

Fitted carpet. Night storage heater and an electric panel heater. Archway through to bedroom two and the bathroom. Double-glazed windows and single double glazed French door to the balcony, which runs right across the back of the property. The balcony has space for a table and chairs and offers panoramic views over Lynmouth Bay.



remaining. The flat has a 1/15th share of the freehold. Service charges approximately £165 per month.

For details and viewings, contact sole agent

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Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

