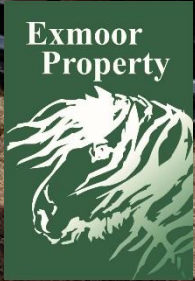




**Imperial Court
Castle Hill, Lynton**

*Imperial
Court*



**Exmoor
Property**

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

A spacious two-bedroom flat with sea and country views on the second floor of a Victorian hotel, now converted to apartments, in Lynton. Imperial Court is a short level walk from the cafes, shops, amenities and attractions of this beautiful coastal Exmoor village.

Price: £180,000

Steps with hand-rails rise to the building's front door which leads into the lobby. A further door leads into the entrance hall with pigeon holes for each apartment. Stairs and a lift rise to first, second and third floors. On the second floor, the flat is found along the corridor and has its own front door.

Entrance Hall

Wall-mounted entrance phone. Electrical consumer unit. Built-in storage cupboard. Interior front door opens into

Hall

Laminate flooring. Night storage heater. Doors to Bedrooms One & Two, Kitchen and Bathroom.

Kitchen

Vinyl floor. Spotlighting. Double-glazed windows to the side. Range of floor and wall kitchen units with worktops over. Tiled splashback on two sides. Single drainer stainless steel sink with chrome taps. Freestanding cooker. Space for fridge/freezer. Door to cupboard with large factory-lagged hot water tank.

Notes

Lease

The flat is held on a lease of 999 years from 1992, with 967 years remaining. It also comes with a 1/15th share of the freehold.

Service Charge

The service charge for this flat is currently £215 per month which includes: buildings insurance, building management & maintenance, cleaning and power for common areas.

Building Management

The residents employ a property management company to look after the maintenance and insurance of Imperial Court. Maintenance schedules and other policy matters are decided at an Annual General Meeting of the residents.

Holiday Letting

The residents of Imperial Court have voted not to allow holiday letting.

Living Room

Double aspect, with double-glazed windows to the side and front with a partial sea view and wonderful country views across Watersmeet Valley. The front window also has a window seat. Feature fireplace with marble hearth and wooden mantle and surround and electric flame-effect fire. Electric panel heater

Bedroom One

Fitted carpet. Two double-glazed window to the front. Window seat. Electric panel heater. Door to

Ensuite WC

Vinyl floor. Low level flush WC. Wash basin with mirrored cupboard above. Heated towel rail. Extractor unit.

Bedroom Two

Fitted carpet. Double-glazed windows to the side, with window seat. Partial sea views and wonderful country views across Watersmeet Valley and East Lyn River.

Bathroom

Vinyl floor. Three-piece bathroom suite, including panel-enclosed bath with Victorian-style mixer tap and shower attachment, low level flush WC and wash basin with mirror above. Wall-mounted electric heater. Extractor unit. Heated towel unit.



Parking

Lynton's largest car park, Bottom Meadow, is a minute's walk away, opposite Imperial Court. A residents' parking permit costs £110pa.

Services

Mains water, sewage and electricity. Super-fast fibre broadband is available to the building.

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.

