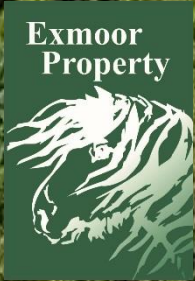


**Penthouse Channel View,
Lynton Cottage Apartments,
Lynton**



Penthouse Channel View, Lynton Cottage Apartments, EX35 6ED

An immaculately presented, two-bedroom, two-bathroom luxury sea view holiday apartment, sensitively converted from a Grade 2 listed Georgian gentleman's residence and more latterly, a hotel. With balconies, ample parking, additional ground floor storage and communal gardens.

Price: £325,000 Leasehold

From the front of the apartments, a door leads into a ground floor lobby, with paved floor. Stairs and a lift give access from the ground floor to the first-floor landing. From the landing, two steps rise to the wooden front door, which opens to

Entrance Hall

Fitted carpet. Wall-mounted electric consumer unit and heating control panel. Water stop-cock tap enclosed in small floor-level cabinet. Doors to Bedrooms, Family Shower Room, Kitchen and stairwell to the second floor Living Room.

Bedroom Two

Double or twin room. Fitted carpet. Wall-mounted electric panel heater. Sash window to the front with views over Lynmouth Bay. Wall-mounted TV.

Bedroom One

Double room. Fitted carpet. Wall-mounted electric panel heater. Sash window to the front with views over Lynmouth Bay. French doors to a small balcony with space for a table and chairs, and views over the bay. Wall-mounted TV. Part-glazed door to

Ensuite Shower Room

Outside

The apartments were converted recently from the Grade 2 listed & historical former Lynton Cottage Hotel. Today, owners enjoy full access to the gardens and grounds of this grand Georgian gentleman's residence, which are maintained as part of the property management and covered within the service charge.

Parking

There is a large parking and turning area immediately in front of the building with plenty of spaces available.

Notes

Holiday and short-term use only

Planning permission for this property states that it "shall not be used otherwise than for the provision of short let holiday accommodation. The properties shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year".

Holiday letting

The apartment has been holiday let successfully by the current owners and is popular at all seasons of the year. Income and occupancy figures are available on request.

Tiled floor. Tiled to ceiling height on all four walls. Double-sized shower cubicle with built-in shower. Close-coupled WC. Corner basin with vanity cupboard below. Heated towel rail. Extractor unit. Recessed ceiling lights.

Family Shower Room

Wood-effect laminate flooring. Opaque windows to the side. Tiled to ceiling height on all four walls. Corner shower cubicle with built-in shower. Low-level flush WC. Pedestal wash basin with mirror and light above. Heated towel rail. Extractor unit. Recessed ceiling lights.

Kitchen/Diner

Wood-effect laminate flooring. Electric panel heater. Glazed door to a balcony with sea views. Under-stairs storage cupboard. Range of floor-standing kitchen units, with wood-effect worktop over. Four-ring ceramic hob with extractor hood and light above, electric oven and grill below. Single drainer white enamel shaker-style sink with chrome swan-neck mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge-freezer. Ample space for a breakfast table and four chairs.

From the hall, stairs in an enclosed stairwell rise to the second floor

Living Room

Created from a loft area, this large room has several exposed wooden beams and trusses, as well as some sloping ceilings. Recessed ceiling lights. Two Velux windows, a casement window to the side and mansard casement window to the front provide views (including sea views over the bay) and plenty of natural light. Fitted carpet. Two wall-mounted electric panel heaters. Three eaves storage cupboards.



Utilities

Mains drainage, electricity and water. Heating is by electric panel heaters. There is super-fast broadband on site.

Share Of Freehold

The apartment is held on a 999-year lease from January 2018. It also has an 11th share of the freehold.

Maintenance & Service Charges

Maintenance of the grounds and the exterior of the building are carried out by a management company employed by the freeholders. A planned maintenance programme is in place, agreed by the joint freeholders. Service charges for this apartment for the year to March 2024 are around £4,000 (excluding exceptional, one-off charges, which the current owners have paid.)

Contents

The contents of the apartment are available, by separate negotiation.

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.

