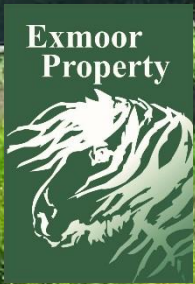




**13 imperial court,
Lynton**



13 imperial court, Castle Hill, Lynton, EX35 6JA

A delightful, low maintenance third floor flat with stunning sea and village views across Lynton & Lynmouth. In an apartment block in Lynton, conveniently located a short, level walk from cafes, shops & amenities.

Price: £230,000 Share of Freehold

From the communal front door and communal entrance, both wide stairs and a lift rise to the upper floors. The front door to number 13 is found to the left. The front door opens into

Lobby

Fitted carpet. Wall light. Entryphone. Coat hooks. Door to

Hallway

Fitted carpet. Large velux window with views to the village and sea. Wall lights. Wall-mounted heater. Doors to living room, kitchen, bathroom, storage cupboard and bedrooms one and two.

Living room

Fitted carpet. Large velux window to the side with views to the village & sea. Double glazed window with

Bedroom Two

Fitted carpet. Ceiling light. Wall- mounted heater. Double glazed windows to the old village quarter and the countryside beyond.

Storage Cupboard

Shelved, with folding doors.

Bathroom

Low level flush WC with recessed cistern. Counter-top modern wash basin with modern mixer tap, cupboards under and mirrored cupboard above. Shower enclosure with sliding doors and electric shower. Towel rail. Extractor fan. Ceiling light with angled spots. Wall- mounted heater. Vinyl floor.

Notes

window seat and sea views across Lynmouth Bay. Free-standing heater. Ceiling light.

Kitchen

Double glazed window with views to the village. Spotlighting. Range of wall & base kitchen units with wooden work-top over & tiled splash-back behind. Built-in two-ring induction hob. Eye-line electric oven. Single stainless-steel sink with drainer & chrome mixer tap. Integrated fridge/freezer. Integrated slimline dishwasher. Space & plumbing for washing machine. Wood-effect vinyl floor. Wall-mounted heater. Water heater under sink.

Bedroom One

Fitted carpet. Fitted cupboard. Double-glazed window with deep sill with views across Lynmouth Bay. Two further double-glazed windows to the front with deep sills and views across to the village and the countryside beyond. Vertical wall-mounted heater. Ceiling light.

Lease

The flat is held on a lease of 999 years from 1992. It also comes with a 1/15th share of the freehold. Annual maintenance charge is currently £1980per annum.

Holiday Letting

Holiday letting is not allowed in Imperial Court.

Ceilings

13 Imperial Court has sloping ceilings in some of its rooms.

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.

