Regency

ESTATE AGENTS









18 MARLEN COURT, BIDEFORD, EX39 5XT £139,950

A 2 bedroom modern first floor apartment situated less than a mile from Bideford town centre, offering well presented accommodation including lounge with Juliet balcony, kitchen/breakfast room and master en-suite whilst benefiting from gas central heating, uPVC double glazing and off road parking.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

This modern first apartment is located approximately one mile from Bideford town centre offering well presented accommodation enjoying an abundance of natural light.

The rooms are all well proportioned, decorated in neutral tones with good quality carpets whilst the apartment benefits from gas central heating & double glazing throughout.

Complimented by a Juliet balcony & French doors, the lounge is the principal living space enjoying a dual aspect whilst an archway creates a natural flow into the kitchen/breakfast room, comprising good selection of eye & base level cupboards & drawers with built-in fridge/freezer, electric oven & gas hob and plumbing for a washing machine.

The master bedroom benefits from an en-suite shower room and generous built-in wardrobe. The second bedroom would accommodate a small double bedroom whilst the bathroom includes a white suite of panelled bath, wash basin & WC.

Communal lawns adjoin the building whilst there is also a residents drying & bin storage area together with an allocated parking space and several visitors bays.

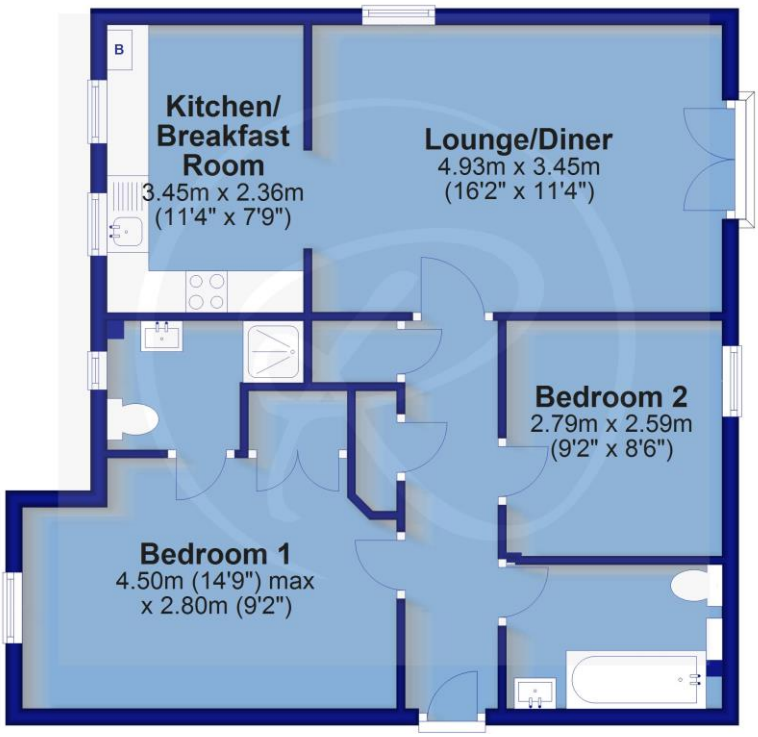
Leasehold
The balance of a 125 year lease commencing 2001 with an annual ground rent of £50 and service charge of £1,824.23 (payable in two half yearly instalments) covering the building insurance, maintenance and upkeep of communal areas.

Services: All mains services are connected
Energy Performance Certificate: C (78)
Council Tax: BAND B (£2,063.00 per annum)

NO ONWARD GOING CHAIN



Approx. 62.5 sq. metres (672.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars 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. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.