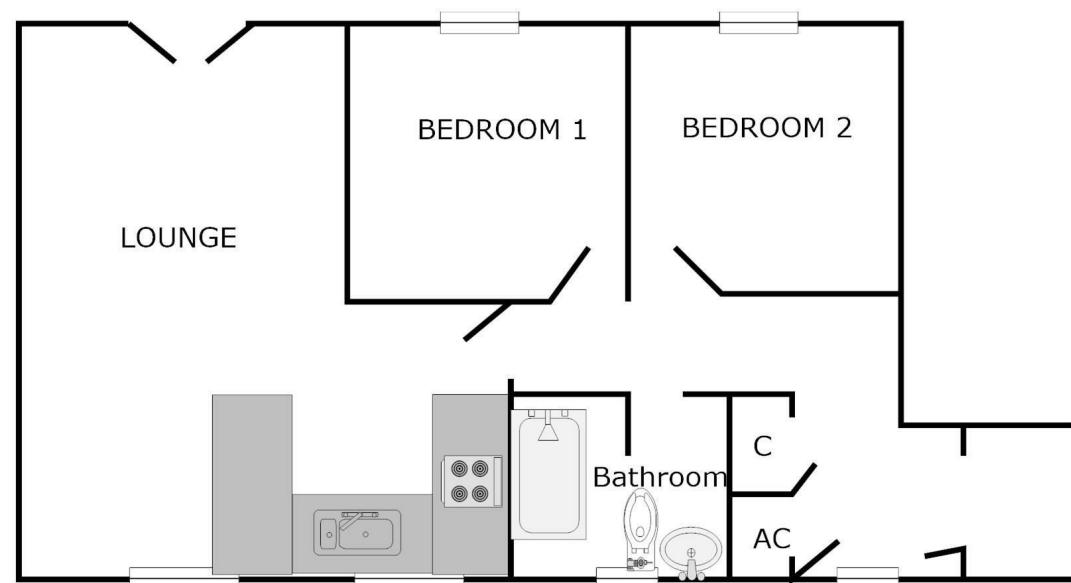




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APARTMENT 3, ANCHOR COURT, PARK AVENUE, STICKLEPATH, BARNSTAPLE, DEVON, EX31 2ET

A superbly appointed 'Showhome' standard 2 Bedroom Apartment with open Estuary views forming part of the prestigious Anchor Court development.

£190,000

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL BAND **B**



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- High Quality finish with stylish and most contemporary fixtures & fitting giving a luxury feel
- Attractive fitted Kitchen with high gloss finished units & integrated appliances
- Living Room with french doors to Juliet Balcony
- 2 Double Bedrooms
- Inviting Bathroom
- Beautiful Oak doors with brushed steel door furniture & PVCU double glazed windows
- Delightful communal gardens with sitting areas including an extensive timber deck
- Communal car park & bike storage area
- An excellent opportunity to purchase a designer apartment within this impressive & select development



FRONT DOOR TO

ENTRANCE HALL

Porcelain tiled floor, door to useful Storage Cupboard with plumbing for washing machine, second door to Airing Cupboard housing hot water cylinder

OAK DOOR FROM HALLWAY TO

OPEN PLAN L-SHAPED KITCHEN/DINER 20' X 16'11 MAX (6.10M X 5.16M MAX)

Beautifully fitted with High Gloss finish units, both base and wall mounted cupboards, contoured work surface with a built in electric hob and oven, extractor hood above, integrated fridge and freezer, single drainer sink n half unit with mixer tap, tiled splash back, power points. Porcelain tiled floor

LOUNGE-DINER

Enjoying a dual aspect with patio doors with Juliet balcony, power points, tv point, wall lights, porcelain tiled floor, excellent open views across the tree lined gardens with the estuary beyond. Oak door from Hallway to

BEDROOM ONE 10'6 X 9'6 (3.20M X 2.90M)

Porcelain tiled floor, power points, open outlook from window across the tree lined gardens with the estuary in the distance. Oak door from Hallway to

BEDROOM TWO 9'6 X 8'6 (2.90M X 2.59M)

Porcelain tiled floor, power points, views as Bedroom One. Oak door from Landing to

BATHROOM

A lovely bathroom attractively fitted with a white suite and comprising a P-shaped shower bath with a shower above, glazed shower screen, tiled wall surround, low level w.c, pedestal wash hand basin, heated towel rail, porcelain tiled floor, shaver point

OUTSIDE

Mature communal gardens backing onto Anchor Woods laid mainly to lawn and featuring an extensive timber deck, plus 4 Apple Trees and additional sitting area. There is Communal Car Parking to the front and secure bicycle store and bin store area.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Chequers Estate Agents of Barnstaple are delighted to offer For Sale, Apartment No. 3 Anchor Court, a superb opportunity to purchase an impressive Two Bedroom Apartment within this prestigious development.

Anchor Court is a substantial and thoughtfully designed building enjoying open and far reaching estuary and town views from its prominent elevated position within the sought after and highly convenient Park Avenue address in the established residential district of Sticklepath.

Apartment 3 has open estuary views from the Lounge-Diner and the Two Bedrooms while another feature, is that each room has a window unlike some Apartments where the kitchens and bathrooms have no natural light.

The neat internal decorations are complimented by quality Porcelain tiled floors with under floor heating, while the Attractive Fitted Kitchen has High Gloss finish units with integrated appliances. In the Bathroom there is a most inviting White suite with shower, heated towel rail and designer wall tiles adding to the appeal. There are beautiful Oak doors throughout with brushed stainless steel door furniture, while French doors lead to a Juliet Balcony, from here the panoramic views can be easily enjoyed.

Externally, Anchor Court is set in delightful mature gardens with the majority of the garden being laid to lawn with sitting areas and an extensive timber deck. There is Easy Communal Car Parking and there is a secure bike storage area which is ideal when considering how close to Barnstaple Town Centre and the Tarka Trail Anchor Court is.

All in all No. 3 Anchor Court comes highly recommended and is considered to be a fine example of how to present an Apartment For Sale. If you are seeking a luxury Apartment in a sought after and well established part of town and would like to open your curtains to estuary views, then this most impressive home may well be of interest and should be added to your viewing list.

AGENTS NOTE

There is a monthly service charge of £100. No ground rent as share of the freehold.