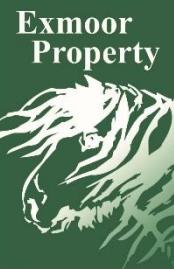


**1 Globe Mews  
Queen Street, Lynton**



# 1 Globe Mews, Queen Street, Lynton, EX35 6AA

**A spacious, low-maintenance, well-presented ground floor apartment with two double bedrooms, double-glazing and a courtyard garden. Located in a tucked-away position in the heart of Lynton's Old Village, the flat is close to all the cafes, shops and amenities, and only a minute from two car parks.**

**Price: £160,000 Leasehold**

From Queen Street, an arch with high wrought-iron gates opens to a passageway, leading into Globe Mews. A wooden gate leads into

## Courtyard Garden

A good-sized low-maintenance patio garden with attractive cobbles. Fenced & trellis to one side with a range of planters, there is also a raised decked area to the other side. A shed offers additional outside storage. Double-glazed wood-effect French doors lead into

## Living Room

Open-plan to Kitchen. Ceiling light. Oak flooring. Wood-burner with slate back and hearth. Radiator. Door to

## Bedroom One

## Bedroom Two

Oak flooring. Double-glazed windows to the front. Ceiling light. Radiator. TV point.

## Notes

We understand that the flat was renovated in 2014. The oak flooring was newly sanded and stained in January 2023.

## Leasehold/Share of Freehold

The flat is held on a lease of 999 years from 2012, with 988 years remaining. Ground rent is zero. The owners are directors of the management company, which owns the freehold title. The new owners will be invited to become directors of the company, with the current owners resigning at the same time. There is no service charge, as such. Costs incurred for buildings insurance and repairs to the exterior of the building are shared jointly by this property and the flat above.

Oak flooring. Ceiling lights. Vertical radiator. Double-glazed window to the rear.

## Kitchen

Oak flooring. Thermostat. Cupboard housing water tank, electric boiler, pressure unit & consumer unit. Ceiling lights. Radiator. Range of wall and base units with worktops over. Splashback tiling on two sides. bowl stainless-steel sink with drainer and chrome mixer tap. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Ceramic hob with extractor fan and light above and electric oven below. An arch leads to

## Hallway

Oak flooring. Ceiling light. Door to Bathroom and Bedroom two.

## Bathroom

Fully tiled. Vinyl floor. Spotlighting. Chrome heated towel rail. Shower enclosure with built-in shower. Low level flush WC with concealed cistern. Vanity unit with inset basin and chrome mixer tap over and large mirror above. Extractor fan.

**For details and viewings, contact sole agent  
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