



12 Imperial Court
Lynton, Exmoor

Exmoor
Property



12, Imperial Court, Lynton, EX35 6JA

A delightful, low maintenance third floor flat with stunning sea views across Lynmouth & Lynmouth Bay. In an apartment block in Lynton, conveniently located a short, level walk from cafes, shops & amenities, the flat's two double bedrooms and living room all have panoramic sea views across Lynmouth Bay.

Price: £240,000 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 12 is found through the fire-door to the right. The front door opens into

Hall

Fitted carpet. Coat hooks. Two wall lights. Night storage heater. Doors to living room, airing cupboard, bedrooms one and two.

Living Room

Fitted carpet. Double glazed window to the rear with panoramic sea views across Lynmouth Bay. Deep window sill acts as a window seat. Velux window with a Velux fitted blind to one side. Two

En-suite WC

Lino floor. Low level flush WC. Small washbasin with tiled splashback. Wall mounted mirrored cupboard. Extractor unit.

Master suite

Bedroom 1

Fitted carpet. Double glazed window to the rear overlooking Lynmouth Bay. Deep sill acts as window seat. Fitted wardrobe. Two wall lights. Phone point. Door to

En-suite Bathroom

Lino floor. Three piece bathroom suite including a panel enclosed bath with electric shower above. Low level flush WC with mirrored cupboard above and pedestal wash basin with mirror above.

ceiling lights. Wall mounted entry phone and phone point. Door to the kitchen.

Kitchen

Wood-effect laminate floor. Double glazed window to the side. Spotlighting. Range of wall & base kitchen units with work top over & tiled splash-back behind. Built-in four-ring electric hob with electric oven and grill below. Single drainer stainless steel sink with matching mixer tap. Space and plumbing for a washing machine. Space for a fridge/freezer. Towel rail. Extractor unit.

Airing Cupboard

Large factory lagged hot water tank and shelves for linen.

Bedroom 2

Fitted carpet. Ceiling light. Built-in wardrobe. Double glazed window to the rear overlooking Lynmouth Bay. Door to

Chrome heated towel rail. Tiled on all four walls to ceiling height. Extractor unit.

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 including building insurance is currently £1,980 per annum

Holiday Letting

Please note that the residents of Imperial Court have chosen not to allow holiday letting in the building.

For details and viewings, contact sole agent

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