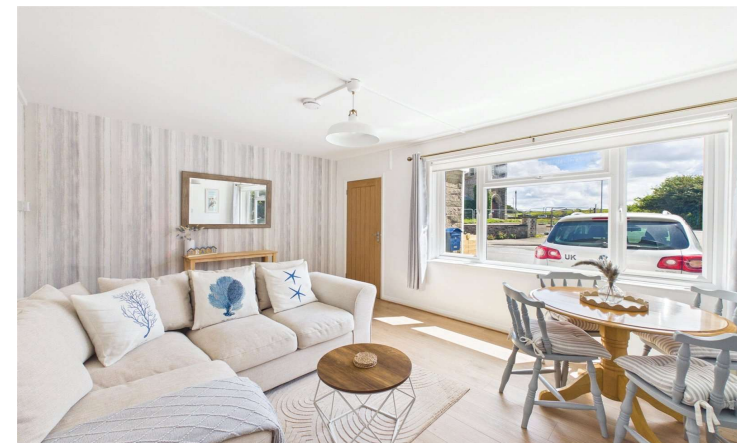




Bond
Oxborough
Phillips
Changing Lifestyles

2 Flexbury Park Court
Bude
Cornwall
EX23 8RT

Asking Price: £200,000
Share of Freehold



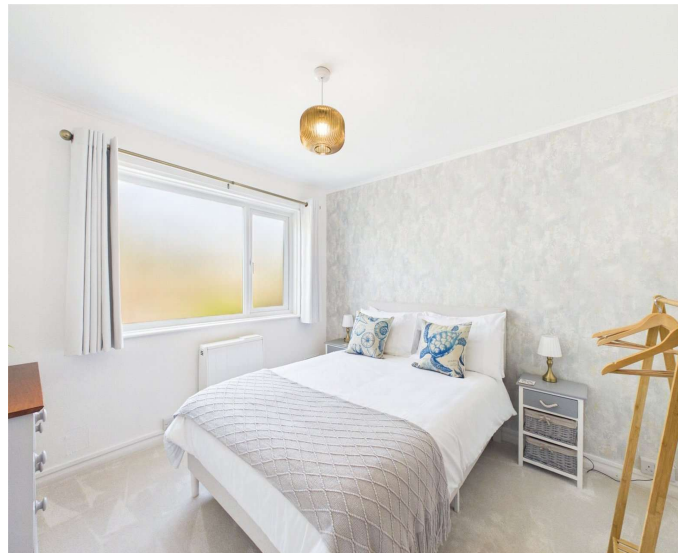
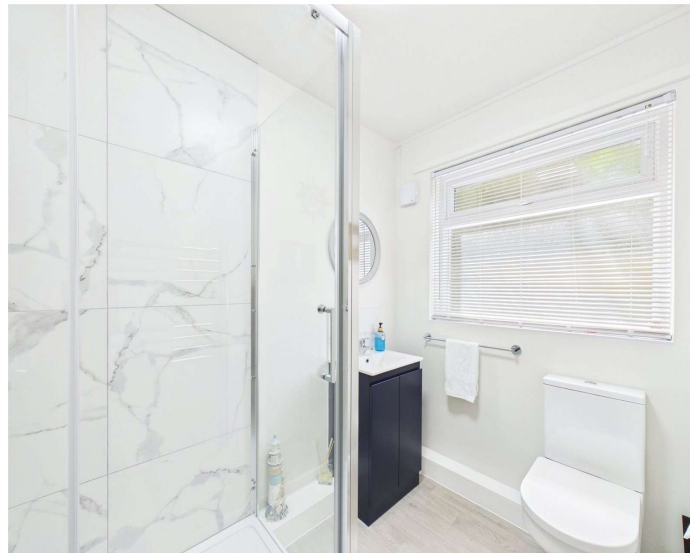
Changing Lifestyles

01288 355 066
bude@bopproperty.com

2 Flexbury Park Court, Bude, Cornwall, EX23 8RT



- GROUND FLOOR 2 BEDROOM APARTMENT
- 1/4 SHARE OF FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- SUPERB LOCATION WALKING DISTANCE OF BEACH, GOLF COURSE AND TOWN CENTRE
- ALLOCATED PARKING SPACE
- CURRENTLY RUN AS A HOLIDAY LETTING BUSINESS
- VIRTUAL TOUR AVAILABLE
- EPC: D
- COUNCIL TAX BAND: A



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An opportunity to acquire this well presented 2 bedroom ground floor flat, occupying a convenient and accessible position within the popular Flexbury area of Bude. The property offers comfortable and neatly arranged accommodation throughout, ideally suited as a first-time purchase, investment opportunity, second home or those seeking single level living within easy reach of the town centre, beaches, canal and everyday amenities.

The accommodation briefly comprises an entrance porch leading into a spacious living/dining room, enjoying a pleasant outlook to the front and offering ample space for both seating and dining furniture. The kitchen is accessed from the living room and is fitted with a range of wall and base mounted units, work surfaces, tiled splashback, integrated oven with hob and extractor over, together with space for further appliances. An inner hallway provides access to 2 bedrooms, both of which are well proportioned, together with a modern shower room comprising enclosed shower cubicle, WC and wash hand basin. To the front of the property is an off road parking space, providing a valuable feature so close to Bude town centre and the coast.

Flexbury Park Court is conveniently situated within the popular Flexbury area of Bude, a highly accessible location within easy reach of the town centre and its range of shopping, schooling, recreational and leisure facilities. Bude itself is a thriving coastal town, well known for its sandy beaches, sea pool, canal, golf course, coast path and attractive clifftop walks. The surrounding area offers a fantastic lifestyle for those looking to enjoy the North Cornish coast, with nearby beaches including Crooklets, Summerleaze and Widemouth Bay. The town provides a good range of local amenities including supermarkets, independent shops, cafes, restaurants, public houses and medical facilities. The A39 Atlantic Highway is also within easy reach, providing access north towards Bideford and Barnstaple and south further into Cornwall.

Entrance Porch - 5'5" x 4'10" (1.65m x 1.47m)

Living Room - 14'9" x 10'10" (4.5m x 3.3m)

Kitchen - 8'11" x 6'4" (2.72m x 1.93m)

Hallway - Useful built in storage cupboards.

Bedroom 1 - 10'4" x 9'10" (3.15m x 3m)

Bedroom 2 - 11'3" x 7'10" (3.43m x 2.4m)

Outside - To the front of the property is an off-road communal parking area, with one space allocated to Flat 2.

Tenure - The apartment owns a quarter share of the freehold and the owners form part of the management company. Service/maintenance charge tbc.

Services - Mains electric, water and drainage.

Council Tax - Band A

EPC - Rating D

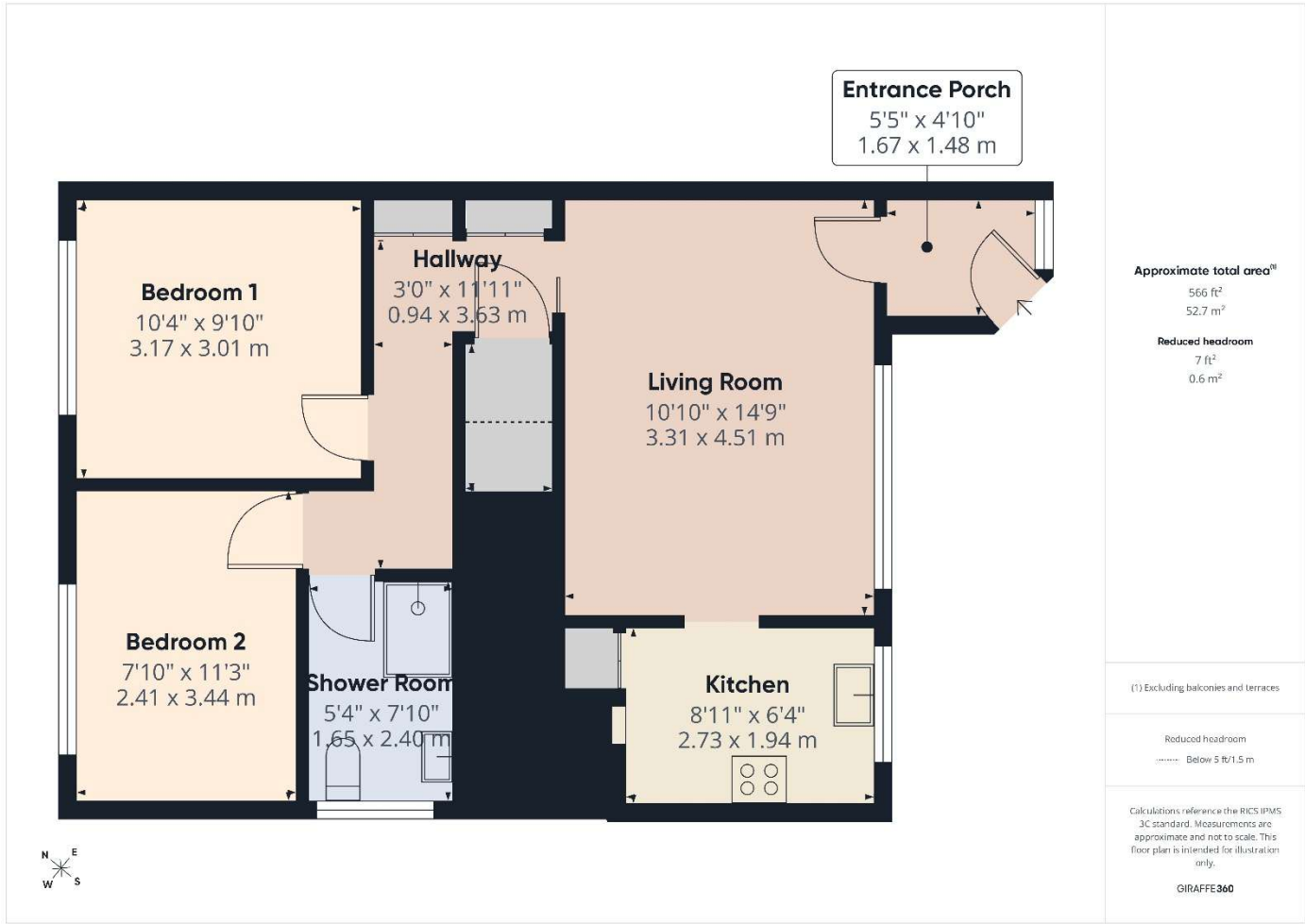
Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Poughill and upon reaching Flexbury the property will be found on the left hand side.