



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 46 Alexandra Court  
Alexandra Road  
Barnstaple  
Devon  
EX32 8AZ

**Guide Price: £110,000 Leasehold**



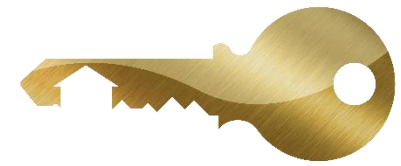
Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



Flat 46 Alexandra Court, Alexandra Road, Barnstaple, Devon, EX32 8AZ

## A BRIGHT & SPACIOUS UPPER FLOOR FLAT



- 1 double Bedroom
- Generous Living / Dining Room filled with natural light
  - Well-appointed Kitchen
  - 3-piece Shower Room
- Restricted to those of over 55 years of age
  - Well-presented throughout
  - Situated within a warden supported development, conveniently located close to the Town Centre
  - Resident parking available



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



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## Changing Lifestyles

**Located in the Alexandra Court development, this bright and spacious 1 Bedroom upper floor flat is offered to the market, providing a fantastic opportunity for those over 55 years of age looking to relocate or downsize.**

**The property is well-presented throughout and features a generous Living / Dining Room filled with natural light. The double Bedroom benefits from built-in storage, while the well-appointed Kitchen includes fitted units and space for a washer / dryer.**

**Additional features include a well-maintained 3-piece Shower Room, a useful airing cupboard and extra storage space in the warm and welcoming Entrance Hall.**

**The flat is situated within a warden supported development, conveniently located close to the Town Centre and an array of nearby amenities, adding to the convenient living this property offers. Resident parking is also available.**

**Call 01271 371 234 to arrange a viewing!**

### **Agents Notes**

84-years remain on the Lease dated 1985

Maintenance Charge - approximately £190.00 per calendar month to include the on-site warden, buildings insurance and maintenance as well as the upkeep of the communal areas

Over 55's retirement flat

Ample resident parking available on site

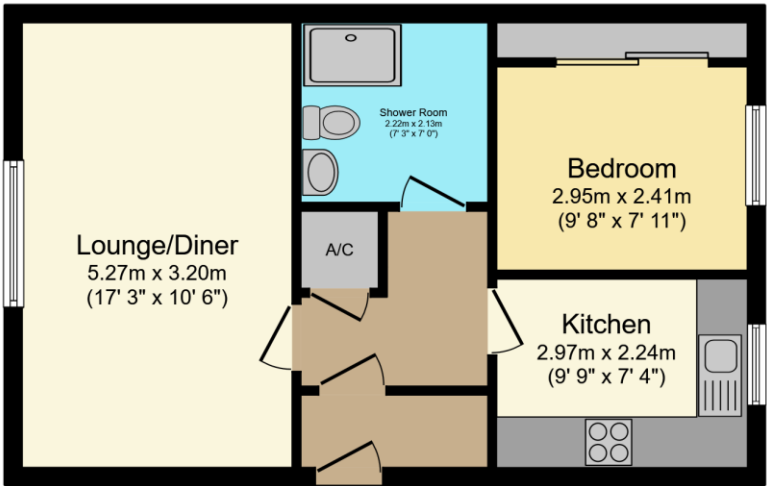
### **Council Tax Band**

A - North Devon Council

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Floor Plan  
Floor area 45.3 sq.m. (487 sq.ft.)

Total floor area: 45.3 sq.m. (487 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Directions

From our office on Boutport Street continue along Bear Street. At the junction with the traffic lights, turn right onto Alexandra Road. After a short distance, turn left into the main entrance of Alexandra Court. Bear left through the main arch to where parking will be located on your right-hand side. Access to number 46 will be on your left-hand side.

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.

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