



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 29 Alexandra Court  
Alexandra Road  
Barnstaple  
Devon  
EX32 8AZ

**Guide Price: £80,000**  
**Leasehold**



Changing Lifestyles

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



Flat 29 Alexandra Court, Alexandra Road, Barnstaple, Devon, EX32 8AZ

## A STYLISH UPPER FLOOR FLAT WITH LIFT ACCESS



- 1 Bedroom

- Generous Living / Dining Room with views
  - Well-appointed Kitchen
  - Contemporary Shower Room
- Situated within a warden supported development, conveniently located close to the Town Centre
- Restricted to those of 55 years of age & over
  - Resident parking available
  - No onward chain



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 within the Alexandra Court development, this well-presented 1 Bedroom upper floor flat offers comfortable and low-maintenance living exclusively for the over 55s, with the reassurance of warden assistance and the convenience of lift access. The property is being sold with no onward chain, allowing for a smooth transaction.

The Entrance Hall offers useful space for coats and shoes. A cupboard provides further practical storage and contains the hot water storage cylinder. Heating is supplied via electric storage heaters, with a digital programmable thermostat located in the hall for easy temperature control. The modern Shower Room features a stylish suite comprising a walk-in shower, WC, wash basin with vanity storage, heated towel rail and extractor fan.

The spacious Living/Dining Room provides an inviting area to relax or entertain and includes an audio door entry system allowing 2-way communication with visitors, along with a domestic fire detection and alarm system for peace of mind. Here you can enjoy delightful elevated views across Barnstaple Town, including glimpses of the spire of St Peter and St Mary Magdalene Parish Church, the Taw Bridge and the surrounding countryside. The contemporary Kitchen is fitted with a grey matte tile-effect floor, high gloss white cabinets offering ample storage and workspace as well as integrated appliances including a fridge/freezer and microwave with grill, plus a stainless steel sink. The double Bedroom provides a comfortable retreat with space for freestanding furniture and an electric storage heater.

This apartment forms part of a well-maintained warden-assisted development conveniently located within easy reach of Barnstaple Town Centre and a wide range of local amenities including shops, pubs and medical centres, ensuring a practical and comfortable lifestyle. Resident parking is available on site.

### Council Tax Band

A - North Devon Council

### Agent Notes

There is the balance of a 99 year lease dated from 1987

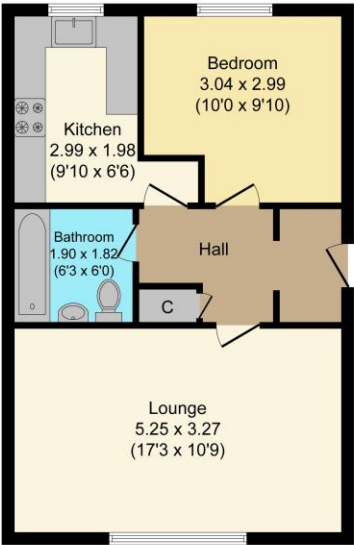
Maintenance Charge - approximately £190.00 per calendar month to include the on-site warden, buildings insurance and maintenance as well as the upkeep of the communal areas



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Floor area 43.50 sq.m. (468.23 sq.ft.)

Total floor area: 43.50 sq.m. (468.23 sq.ft.)

This floor plan is for illustrative purpose 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.io](https://www.propertybox.io)



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

### Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/goals.bridge.others>

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