



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 3 The Old School
Geneva Place
Bideford
Devon
EX39 3FU

Guide Price: £230,000
Leasehold –
Share of Freehold Imminent



Changing Lifestyles

01237 479 999
bideford@boproperty.com

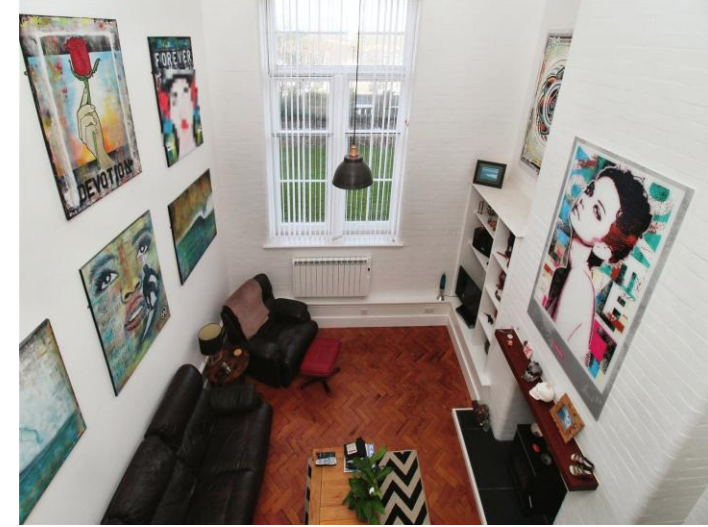
Apartment 3 The Old School, Geneva Place, Bideford, Devon, EX39 3FU

AN IMPRESSIVE DUPLEX-STYLE GROUND FLOOR APARTMENT



- 2-3 Bedrooms (1 En-suite)

- Impressive, open-plan Lounge / Kitchen with vaulted ceiling & feature picture window
- Meticulously converted from a grammar school in 2017
- Original elements, such as sash windows, high ceilings, parquet flooring & painted brickwork
- Communal gardens & 2 designated parking spaces



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Apartment 3 forms part of the highly regarded redevelopment of The Old School, an historic building originally constructed in 1902 as a prestigious boarding school for girls and infants before later evolving into a grammar school and college. In 2017, the building underwent an exceptional transformation into 24 unique contemporary apartments, carefully converted to preserve the charm, atmosphere and architectural heritage of this striking period building. Original features including sash windows, parquet flooring, painted brickwork and impressive ceiling heights remain central to its appeal.

This spacious, duplex-style Ground Floor apartment offers beautifully presented accommodation arranged over 2 levels, blending character and modern living to excellent effect. The heart of the home is the impressive, open-plan Lounge / Kitchen, a striking space enhanced by a vaulted ceiling rising to approximately 15' and a full-height secondary glazed picture window which floods the room with natural light. Character features include parquet flooring and an attractive fireplace with floating timber mantle and tiled hearth. The Kitchen is fitted with a comprehensive range of modern units incorporating granite effect work surfaces, a breakfast bar and a selection of integrated appliances including oven, microwave, hob, fridge / freezer, dishwasher and washing machine. To the Ground Floor is Bedroom 2 together with a contemporary Bathroom fitted with a modern white suite. A staircase rises to the First Floor Landing where the galleried mezzanine provides a versatile Study / Bedroom 3 overlooking the Lounge below and enjoying distant town, countryside and river glimpses through the impressive picture window. The Principal Bedroom is also situated on this level and benefits from built-in wardrobes together with an En-Suite Shower Room.

Outside, the property enjoys the benefit of 2 allocated parking spaces together with additional visitor parking. Residents also enjoy access to beautifully maintained communal gardens featuring lawns, mature trees, flower borders and a feature pond, all enclosed by attractive natural stone walls providing a high degree of privacy.

Council Tax Band

B - Torridge District Council

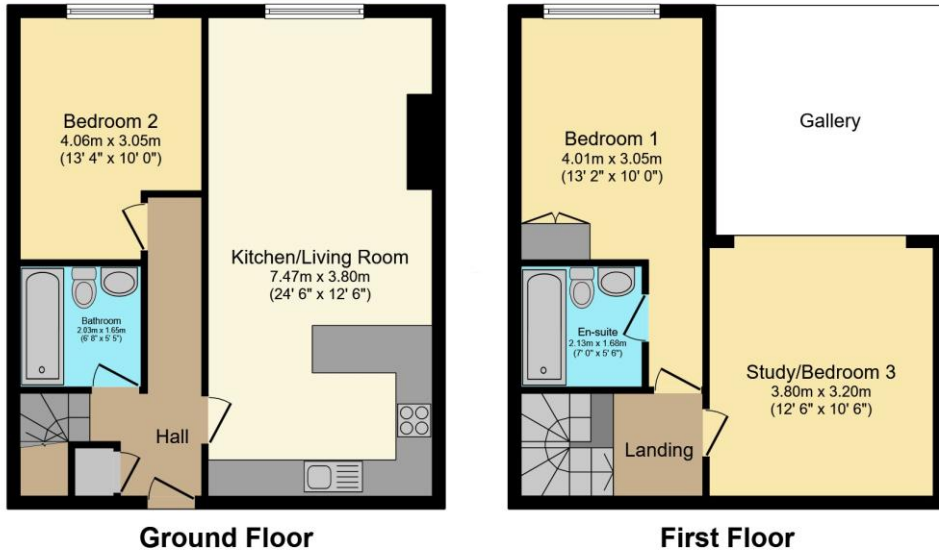
Useful Information

The property is Leasehold with the balance of a 999-year Lease granted in 2017.

Annual Ground Rent is £180.00 and the current annual Service Charge is £1,623.96, covering maintenance of the building, building insurance and upkeep of the communal areas.

A Share of Freehold is understood to be imminent.

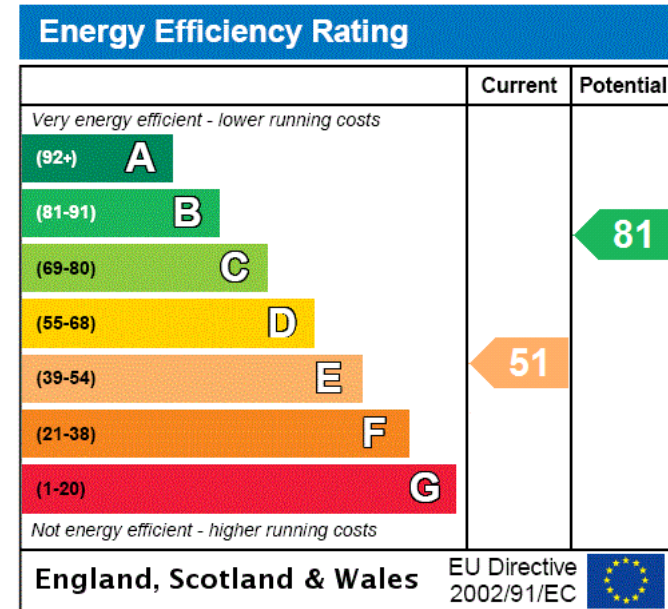




This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Directions

Proceed along Abbotsham Road passing the Hospital on your right hand side. Take the left hand turning at the traffic lights onto Dymond Road. Continue up this road to where you will see The Old School and entrance gate a short distance along on your left hand side.