



Bond
Oxborough
Phillips

Changing Lifestyles

9 The Octagon
Strand
Bude
Cornwall
EX23 8RA

Asking Price: £265,000 Leasehold



Changing Lifestyles

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- 2 BEDROOMS
- SECOND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING WITH BALCONY
- WALKING DISTANCE TO LOCAL AMENITIES AND BEACHES
- CENTRAL LOCATION
- GAS CENTRAL HEATING
- EPC RATING C
- COUNCIL TAX BAND A



An opportunity to acquire this well presented 2 bedroom apartment enjoying a most convenient central location in this very sought after North Cornish town. The residence benefits from a balcony, allocated off road parking space, gas fired underfloor heating complemented by double glazed windows throughout. This property would be well suited as an investment property whilst equally appealing as a comfortable home. EPC rating C. Council Tax Band A.



Communal Entrance Hall - Communal hall and stairwell to second floor.

Kitchen / Living Room - 19'2" MAX x 17'5" MAX (5.84m MAX x 5.3m MAX)

A contemporary fitted kitchen with a useful range of matching wall and base units with work surfaces over incorporating single sink with drainer and mixer tap. Integrated cooker with 4 ring electric Neff hob, Neff extractor hood over, fridge-freezer and dishwasher. Space and plumbing for washing machine. Wall mounted Worcester boiler. Open plan dining and living space with doors leading the balcony. Velux style window.

Bedroom 1 - 9'8" x 8'4" (2.95m x 2.54m)

Windows to side elevations. Built in wardrobe. Door to ensuite shower room.

Ensuite - 3'11" x 3'9" (1.2m x 1.14m)

Comprising of an enclosed shower cubical with mains fed shower over, concealed cistern WC and wall mounted hand wash basin. Extractor Fan.

Bedroom 2 - 9'2" x 7'9" (2.8m x 2.36m)

Window to side elevation.

Bathroom - 5'4" x 4'8" (1.63m x 1.42m)

Panel bath with hand held shower head, concealed cistern WC and wall mounted hand wash basin. Extractor Fan

Outside - Allocated off road parking space can be found in the car port at the end of the court, with the apartment number displayed.

Tenure - The property has the remainder of a 125 year lease granted in March 2006 and has a 10th share of the freehold. Service and maintenance charge is set by the owners committee with the management company at approximately £111.00 per calendar month.

EPC - Rating C

Council Tax Band - A

EE	✓	✓
Three	✓	✓
O2	✓	✓
Vodafone	✓	✓

Standard	18 Mbps	1 Mbps	✓
Superfast	--	--	✗
Ultrafast	1000 Mbps	200 Mbps	✓



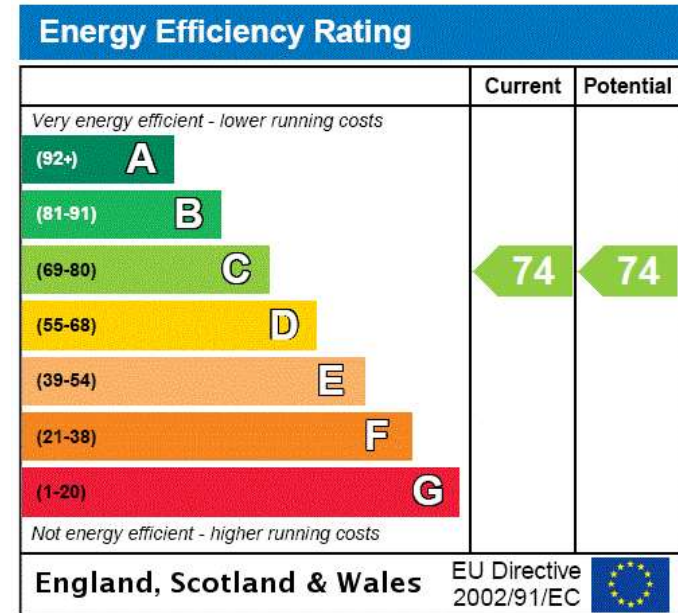


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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

From Bude town centre proceed along The Strand and The Octagon will be found on the left hand side just before the mini-roundabout.