



Bond
Oxborough
Phillips

Changing Lifestyles

16 Pen Morvah
Bramble Hill
Bude
Cornwall
EX23 8GW

Asking Price: £280,000

Leasehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

16 Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW



- 2 Bedroom Retirement Apartment
- First Floor Level - with lift access
- Communal Gardens
- Allocated Parking
- Immaculately Presented
- Close to Town Centre and Beaches
- Tenure - Leasehold
- Council Tax Band C
- EPC: B



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We are delighted to offer this immaculately presented 2 bedroom first floor apartment, enjoying a southerly aspect, in a select retirement development for the over 60's. The apartment offers versatile and airy living spaces throughout, whilst being a short walking distance to the town centre and beaches. Owners can enjoy use of the communal gardens, owners lounge, guest suite, 24 hour emergency assistance, lift access within the building as well as an allocated off road parking space. EPC B. Council Tax Band C.

Pen Morvah is a McCarthy and Stone development for the over 60's built in 2018 and enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Useful storage cupboard with space and plumbing for washing machine. Further storage cupboard with shelving.

Living Room - 18'2" x 14'4" (5.54m x 4.37m)
This bright and airy reception room benefits from a southerly aspect as well as access to the balcony to the side elevation. There is ample dining space as well as feature fireplace. Large storage cupboard.

Kitchen - 8'9" x 7'9" (2.67m x 2.36m)
A modern fitted kitchen with eye and base level units with roll top work surface over incorporating stainless steel sink with mixer tap and electric hob. Integrated eye level oven, fridge/freezer and dishwasher. Double glazed window to the side.

Bedroom 1 - 14'9" x 9'5" (4.5m x 2.87m)
Double bedroom with spacious walk-in wardrobe with automatic lighting, fitted hanging rail and shelving. Window the side elevation.

Shower Room - 6'8" x 7'1" (2.03m x 2.16m)
Modern shower room consisting of walk-in shower with mains fed drench showerhead, inset WC and wash hand basin with vanity unit. Wall mounted mirror and towel rail.

Bedroom 2/Dining Room - 13'11" x 9'4" (4.24m x 2.84m)
Versatile room that is currently configured as a dining room, but originally a second double bedroom with double glazed window to the side elevation.

Outside - Well maintained and landscaped communal gardens surrounding the building. Sections laid to lawn as well as mature shrubs and borders with seating areas. The residence offers a designated parking space with additional visitor spaces available on a first come first served basis. There is also use the mobility scooter storage and charging points available.

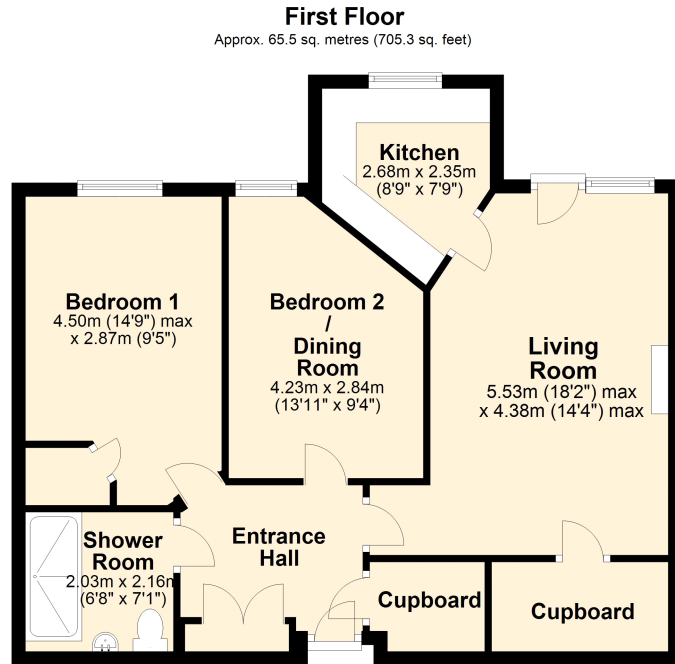
Tenure - Leasehold. The property is sold with a 999 year lease which commenced in 2018.

Service Charge: Approximately £404.36 per month.
Ground Rent - Approximately £495 per annum.
Reviewed annually.

The services charges include: Buildings insurance, water and drainage, electricity/heating and lighting of communal areas, development staff and emergency call system.

Services - Mains Water, Drainage and Electric.





Total area: approx. 65.5 sq. metres (705.3 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the right hand turning into Bramble Hill and right again into Pathfields whereupon Pen Morvah will be found within a short distance on the right hand side with the main entrance accessed via the car park area.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(69-80) C		
(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	