



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 28
Atlantic Rise
Crooklets Road
Bude
Cornwall
EX23 8ND

Asking Price: £425,000

Leasehold



Changing Lifestyles

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- 2 BEDROOM
- SECOND FLOOR APARTMENT (LIFT AVAILABLE)
- PRIVATE BALCONY
- SUPERBLY PRESENTED
- CLOSE TO TOWN CENTRE AND BEACHES
- SELECT DEVELOPMENT FOR OVER 55'S
- CLUB LOUNGE OFFERING SUPERB SEA VIEWS
- EPC: B
- COUNCIL TAX BAND: D



Situated in the superb location with being close the town centre and popular beaches, this well presented 2 bedroom second floor apartment offers stunning views across the Downs, coastline and surrounding countryside. In a select development for over 55's the residence benefits from spacious and comfortable living space with a private balcony. Viewings are highly recommended to appreciate this beautiful apartment.



Apartment 28, Atlantic Rise, Crooklets Road, Bude, Cornwall, EX23 8ND

Changing Lifestyles

With a commanding view of the ocean and surrounding coastline, Atlantic Rise is a development of 29 apartments for the over 60's set in this spectacular location on the coast at Bude. Atlantic Rise is located just minutes away from Bude's spectacular beaches with the much-loved sea pool and golf course nearby. The town itself, with its variety of shops, restaurants and pubs, is just a short walk away. The town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lying some 28 miles in a north easterly direction.

Communal Entrance Reception - Entering via a communal entrance door with intercom system and lift and stairs to the first and second floors.

Club Lounge - The Club Lounge offers a fantastic focal point for the building created by specialist interior designers where residents can sit and relax benefitting from daily newspapers, well-stocked library and games cupboard all whilst taking in the spectacular sea views. Doors lead out onto open terrace area and low maintenance garden areas.

Apartment 28

Entrance Hall - 5'9" x 10'3" (1.75m x 3.12m)

Doors leading to:

Living/Dining Area - 12'9" x 14'3" (3.89m x 4.34m)

Light and airy reception room with double doors opening out the private balcony to the front elevation. Ample space for living suite.

Kitchen - 7'5" x 6'6" (2.26m x 1.98m)

A range of fitted wall and base mounted units with integrated stainless steel sink/drainage unit with mixer tap over. Built in fridge/freezer and dishwasher. Integrated 4 ring hob with extractor hood over. Eye level Hotpoint microwave and Hotpoint electric oven.

WC - 4'4" x 3'5" (1.32m x 1.04m)

Comprising of a concealed cistern WC and wall hung hand wash basin

Utility Cupboard - 4'6" x 2'10" (1.37m x 0.86m)

Space and plumbing for washing machine.

Bedroom 1 - 9'8" x 12'1" (2.95m x 3.68m)

Generous sized double bedroom with eave storage and walk-in wardrobe. Window to front elevation.

Bedroom 2 - 7'9" x 12' (2.36m x 3.66m)

Double bedroom with window to front elevation.

Shower Room - 7'3" x 5'7" (2.2m x 1.7m)

Comprising of modern suite including a large walk-in shower, concealed cistern WC and wall mounted hand wash basin. Chrome heated towel rail.

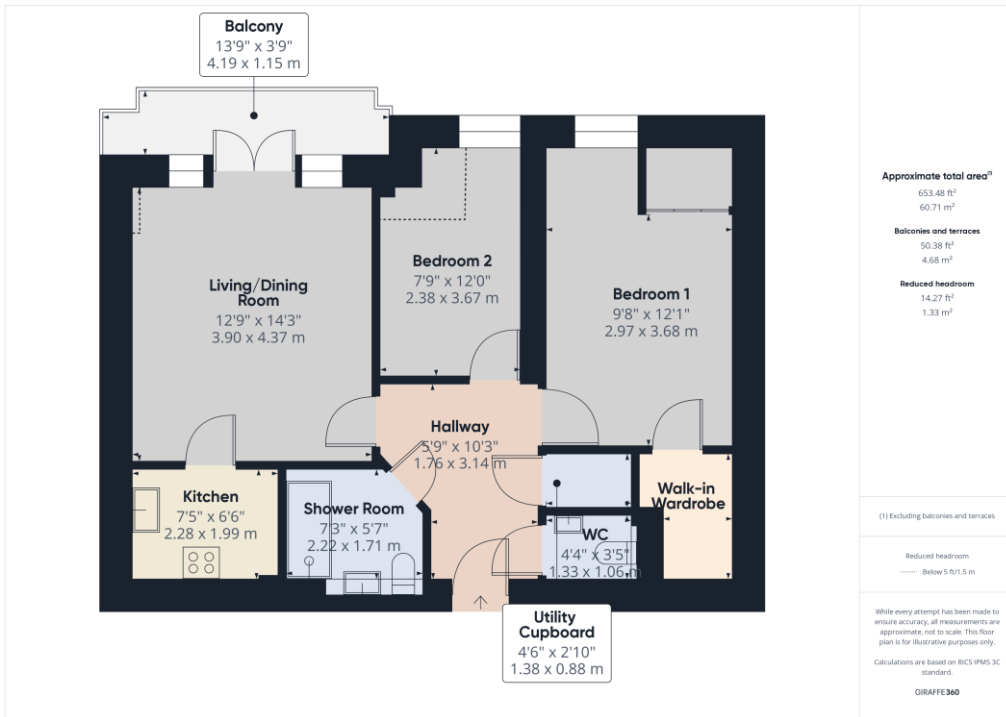
Service Charge - £5669.76 per annum includes water and heating paid on 1st Jan, reviewed annually.

Tenure - Leasehold 990 years remaining granted in 2015.

Services - Mains water, electric and drainage. Underfloor heating.

Council Tax - Band D

EPC - Rating B



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.

Mobile Coverage

- EE ●
- Vodafone ●
- Three ●
- O2 ●

Broadband

- Basic 16 Mbps
- Superfast 65 Mbps
- Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

- BT ✓
- Sky ✓
- Virgin ✗

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	

Directions

From our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue take the right hand turning up Belle Vue and then take the left hand turning towards Crooklets Beach. Take the next left just past Sainsburys and the entrance to Atlantic Rise will be found within approximately 150 yards towards the end of the road.