



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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Apartment 9 Elmdene Court, Long Causeway, Exmouth, EX8 1TS

GUIDE PRICE
£225,000
TENURE Leasehold



A Refurbished Purpose Built Apartment Providing Stylish Living Accommodation Ideally Situated Close To The Town Centre And Seafront With Parking And Communal Garden

Stunning Accommodation * Spacious Lounge/Dining Room * Separate New Kitchen With Built-In Appliances * Two Double Bedrooms * New Stylish Shower Room/Wc * Gas Central Heating * Upvc Double Glazed Windows
No Onward Chain

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Pennys are delighted to offer for sale this stunning upper floor purpose built apartment, which has undergone a high quality programme of modernisation and refurbished to include a brand new kitchen and shower room, new heating system, new consumer unit, new carpets and floor coverings, making this a stunning property to move straight into either as a permanent home or second home holiday home retreat. Ideally located only a short distance from amenities and the seafront, viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Communal entrance with staircase rising to first floor. Private front door with spyhole giving access to:

ENTRANCE HALL: uPVC double glazed window to front aspect, staircase rising to second floor landing.

LANDING: Radiator, newly installed electric consumer unit, access to loft space, radiator, uPVC double glazed window to side aspect and door to:

LOUNGE/DINING ROOM: 5.44m x 3.63m (17'10" x 11'11") An extremely bright and spacious room with two uPVC double glazed windows to front aspect, LVT wood-effect flooring, feature display wall with TV surround, telephone point, radiator.

KITCHEN: 3.02m x 2.13m (9'11" x 7'0") A brand new well appointed kitchen fitted with a range of worktops with inset single drainer sink unit, cupboards, integrated dishwasher, space and plumbing for automatic washing machine, attractive tiling, inset induction hob with built-in oven below and chimney style fold-up extractor hood over, integrated fridge and freezer, wall mounted cupboards, LVT wood-effect flooring, ceiling spotlighting, uPVC double glazed window to rear aspect.

BEDROOM 1: 4.5m (14'9") maximum, narrowing to 3.43m x 3.81m (11'3" x 12'6") A stunning main bedroom with feature wood panelled wall with access to storage cupboard, TV point, radiator, two uPVC double glazed windows to front aspect.

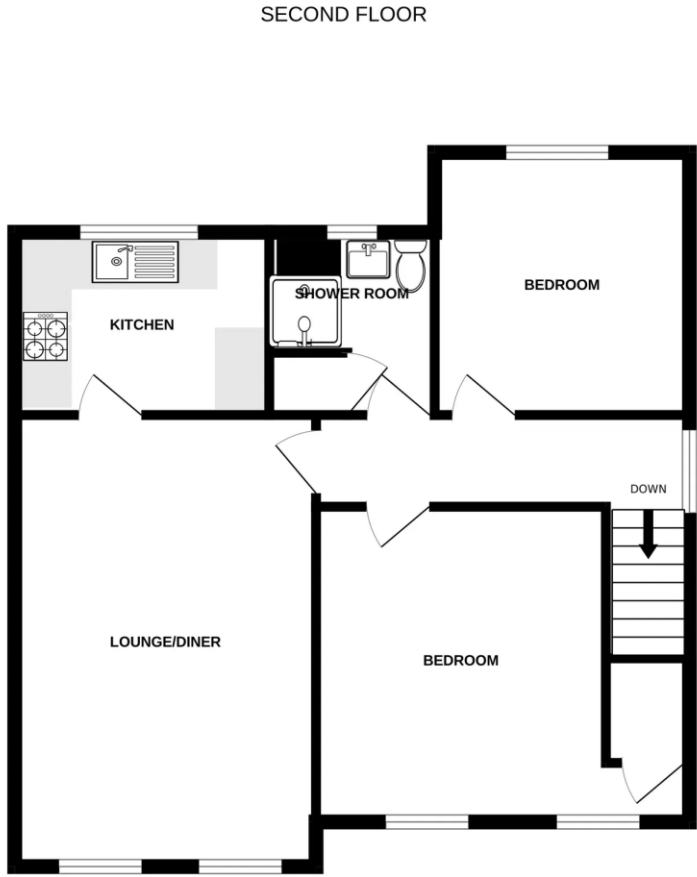
BEDROOM 2: 3.2m x 3m (10'6" x 9'10") Radiator, uPVC double glazed window to rear aspect.

SHOWER ROOM/WC: 2.03m x 1.88m (6'8" x 6'2") Fitted with brand new stylish suite comprising of shower area with shower splash screen, fixed rainfall shower head hose and detachable shower hose, contemporary style wash hand basin with display surface, cupboards and WC beneath with push button flush, shaver socket, extractor fan, chrome heated towel rail, cupboard housing modern gas boiler for hot water and central heating, attractive fully tiled walls and colour coordinated tiled flooring, uPVC double glazed window with patterned glass.

OUTSIDE: The property benefits from a parking area to the front and communal gardens to the rear. There is also a communal drying area.

TENURE: The property is held on a 110 year lease (from 2025). Peppercorn ground rent.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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