



Well presented one bedroom ground floor apartment with South facing French door to private patio area and communal gardens. Well appointed fitted kitchen, modern shower room, decorative fire place and electric fire in the reception room. Gated parking, on site manager, communal residents lounge, on site laundry room and no ongoing chain.

Armada Court
Topsham £295,000

East of **EXE**

Armada Court Topsham £295,000

Ground Floor | One Bedroom | Reception |
 Kitchen | Shower Room | French doors to South
 facing patio | Private Communal Gardens |
 Gated Parking | No Ongoing Chain

Entrance Hall

With heater, storage room with emersion tank.

Reception

South facing French door and window to paved patio and private communal gardens. Decorative fire place with electric fire, two heaters, ceiling and wall lighting.

Kitchen

South facing window over gardens. Well appointed fitted kitchen with eye level oven, hob with extractor, integral fridge freezer, sinktop and part tiled walls.

Bedroom

South facing window over gardens, built in wardrobes, heater and light fitting.

Shower Room

Well presented suite comprising shower cabinets, vanity units with wash basin and WC. Towel rail, water extractor and fully tiled wall.

Gardens

Small paved patio outside the French doors. Lots of private communal gardens with seating and pergola.

Parking

Gated on site unallocated parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 8	85 8
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 497 sq ft. (46.2 sq m.) approx.



TOTAL FLOOR AREA: 497 sq ft. (46.2 sq m.) approx.
 Measurements are approximate. Measurements taken from the centre of the room.



EAST DEVON OFFICE
 Tel: 01392 877240
 61 Fore Street Topsham
 Exeter EX3 0HL

EXETER OFFICE
 Tel: 01392 345070
 18 Southernhay West
 Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.