

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

Ground Floor | One Bedroom | Rception |
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**

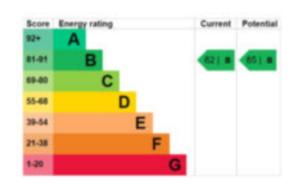
Well presented suite comprising shower cabinets, vanity units with wash basin and WC. Towel rail, water extractor and fully tiled wall.

## **Gardens**

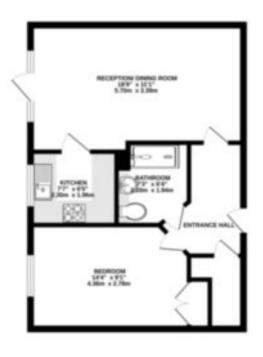
Small paved patio outside the French doors. Lots of private communal gardens with seating and pergola.

# **Parking**

Gated on site unallocated parking.



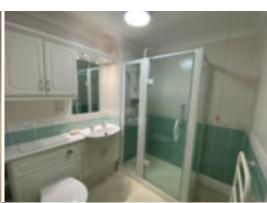
GROUND FLOOR 497 sq.ft. (46.2 sq.m.) approx.



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