

**Offers in excess of £180,000** Leasehold



## 19 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

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EPC Rating **C**

Council Tax Band **B**

### Key Features

-  Newly renovated 2 bed maisonette
-  Tucked away Town Centre Location
-  Close to the Beach!
-  Private residents underground parking
-  Use of beautifully maintained gardens
-  Gas central heating and uPVC d/g windows
-  Service charge includes water rates
-  Letting potential of £975pcm
-  Would appeal to first time buyers
-  Perfect holiday let!

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## Communal Entrance

A light and airy, well maintained communal entrance, With stairs leading to the first floor and entrance to No 19.

## First Floor

### Entrance Hall

With stairs to second floor and door to:

### Kitchen/Dining Room 6.02m x 2.61m

A spacious light and airy room, freshly painted throughout with new light fittings and floor coverings. Under stairs cupboard. Fitted kitchen, laminate work surface with space for washing machine and fridge freezer, built in stainless steel sink unit with mixer tap, built in electric oven, gas hob and extractor hood over. Gas combi boiler, radiator, door to:

### Living Room 3.57m x 3.34m

Another light and airy room, freshly painted with new light fittings and carpet. Radiator, and rear aspect uPVC double glazed windows.

### Bathroom 1.81m x 1.47m

Comprising white bath, WC and wash hand basin, part tiled walls, newly painted, new vinyl flooring and heated ladder towel rail.

## Second Floor

### Landing 2.83m x 1.72m

Large landing, would make a fab study area/snug.

### Bedroom One 3.97m x 3.59m

Spacious, light and airy front aspect room newly decorated, with uPVC double glazed windows, radiator and new carpet.

### Bedroom Two 3.55m x 2.41m

Another double room, newly decorated, with uPVC double glazed windows, velux window, radiator and new carpet.

### Bathroom 1.81m x 1.71m

Comprising white bath with shower over, WC and wash hand basin. Part tiled walls, newly painted with new vinyl flooring.

### Outside

Underground residents parking with electric key fob entry providing parking for one car. Use of immaculately maintained gardens and seating areas. Communal refuse/recycling area with bins provided and refuse service.

### Services

Mains water, electricity and gas

### Tenure

A new 999 year lease will be granted upon sale, with no ground rent payable. Annual service charge of £1,600 includes water rates.

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## Overview

Situated on The Strand, this immaculately presented, newly renovated, 2 double bed, 2 bathroom property boasts a tucked away, town centre location, ensuring you have everything you need right at your doorstep and is just a stone's throw away from the Beach.

As a resident/owner, you'll have exclusive access to the fully maintained garden area's. Parking worries will be a thing of the past with the residents' underground parking at your disposal. With a convenient key fob for the electric door, you can securely park your vehicle. Say goodbye to the hassle of searching for parking spaces and enjoy the convenience this feature offers.

The property will appeal to both first time buyers and investment purchasers alike, making a fantastic holiday let or equally suitable as a long term let with a current market value of £975pcm, generating a very attractive yield.

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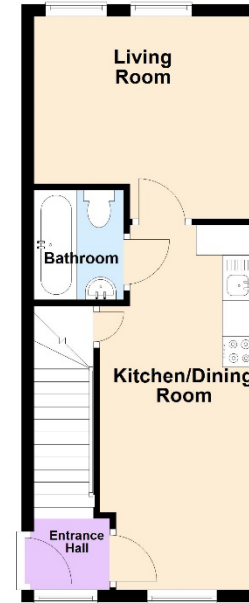
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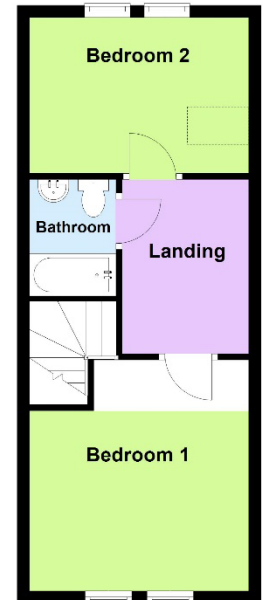
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**First Floor**  
Approx. 33.7 sq. metres (363.1 sq. feet)



**Second Floor**  
Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)