



East of 
ESTATE AGENTS

Armada Court
Topsham £295,000

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A South facing, first-floor two-bedroom apartment situated within a secure gated development exclusively for over-55s. Located right in the heart of Topsham offering easy access to all the town amenities, shops, cafes and restaurants. The development offers secure parking, a guest suite, communal landscaped gardens, an on-site estate manager, and a 24-hour emergency call system among other features.

Wonderful light and spacious apartment | Two double bedrooms | Spacious living/dining room | Modern fitted kitchen | Shower room | Age exclusive development | Easy access to the town centre | Lift access, secure gated development | Communal gardens and parking | 24 hr emergency call system

ENTRANCE HALL

Lift from the ground floor to the first floor, communal hallway with front door to No 24 with useful lock box on one side, opening into a spacious entrance hallway with intercom entry system and 'pull alarm'. Wall mounted night storage heater. Doors to two useful storage cupboards and further door to airing cupboard housing the water tank and shelving. Doors to living/dining room, bedrooms and shower room.

LIVING/DINING ROOM

Lovely sized room with large window to the rear with outlook over the gardens. TV and telephone points. Two wall mounted night storage heaters. Glass panel door to kitchen.

KITCHEN

Fitted kitchen with range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric eye-level single oven and fitted ceramic hob with cooker hood over. Integral fridge/freezer and washing machine. Window to the rear with lovely outlook over the communal gardens.



BEDROOM 1

Generous sized double bedroom with window to rear aspect and outlook over the communal gardens. Wall mounted night storage heater. Twin double doors to built-in wardrobes complete with hanging rails and shelves. Telephone point.

BEDROOM 2

Further spacious double bedroom with window to rear aspect. Wall mounted night storage heater.

SHOWER ROOM

Attractively presented shower room with fully tiled walls. White suite comprising; low level w.c. and hand wash basin set in a vanity unit with cupboards under and further wall mounted cupboards and spotlights. Glass door to large tiled shower enclosure with mixer shower. Extractor fan. Wall mounted electric fan heater and additional electric towel rail.

OUTSIDE

With landscaped level gardens including a lovely gazebo with seating and outlook over the bowling green. Topsham Lido swimming pool is right on your doorstep and just a 200 yard walk into Topsham town centre with railway station/bus links. The development also offers all the other benefits you would expect from First Port including a visitors' suite, 24-hour emergency call system, owners lounge with patio garden, laundry facilities, Estate Managers office and lift. On site unallocated parking.

LEASEHOLD DETAILS

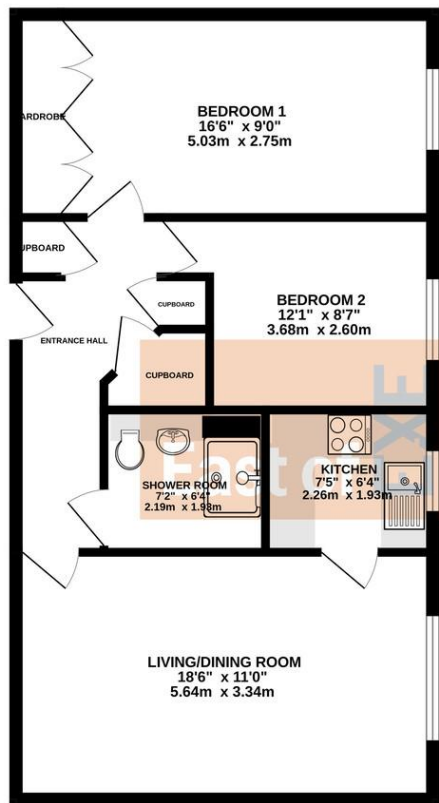
Ground Rent – £489 PA - Service Charge - £5,487 PA.
Years Left Remaining - 105
Managing Company is First Port. Council Tax Band C

AGENTS NOTES:

There are a number of services provided by First Port at Armada Court. Payment to First Port, together with a land rent charge, came to just under £6,000 for the last 12 months. Payments are made in March and September. First Port provides maintenance services for Armada Court including window cleaning, the upkeep of the gardens and an on-site manager. A guest room is available and is a helpful way to accommodate visitors. Costs are currently £30/night for one guest or £35/night for two guests.



FIRST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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