



COMMUNAL GARDENS



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INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-94)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E	56	56
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

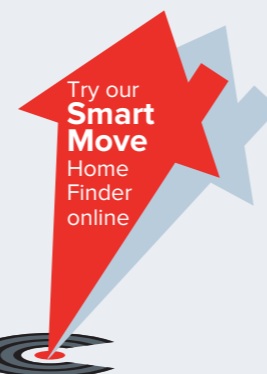
England & Wales EU Directive 2002/91/EC

COUNCIL BAND A



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APARTMENT 1, ANCHOR COURT, PARK AVENUE, BARNSTAPLE, NORTH DEVON, EX31 2ET

A superbly appointed 'Showhome' standard 2 Bedroom Garden Level Apartment with open views forming part of the prestigious Anchor Court development, this particular Apartment has direct access on to its own Private Patio.

£190,000

- A superbly appointed 'Showhome' standard Garden Level 2 Bedroom Apartment with garden & estuary views
- Forming part of the prestigious Anchor Court Development completed in 2010
- High quality finish with stylish & most contemporary fixtures & fittings giving a luxury feel
- Under floor heating throughout
- Attractive fitted Kitchen with high gloss finished units & integrated appliances
- Living Room with French doors to Private Patio
- 2 Double Bedrooms
- Inviting Bathroom with a white suite, power shower, heated towel rail, all complimented by attractive wall tiles
- Smart Porcelain tiled floors throughout
- Beautiful Oak doors with brushed steel door furniture
- PVCu double glazed windows
- Delightful Communal Gardens with sitting areas including an extensive timber deck
- Communal Car Parking - Bike storage area
- An excellent opportunity to purchase a designer apartment within this impressive & select development



Chequers Estate Agents of Barnstaple are delighted to offer for sale, No. 1 Anchor Court, a superb opportunity to purchase an impressive Two Bedroom Garden Level Apartment within this prestigious development.

Anchor Court is a substantial and thoughtfully designed building enjoying open and far reaching estuary views from its prominent elevated position within the sought after and highly convenient Park Avenue address in the established residential district of Sticklepath.

There are eight high quality apartments in total, all finished to a superb specification with under floor heating. Stylish and most contemporary fixtures and fittings have been used which gives each apartment a luxury 'Showhome' feel.



Apartment 1 has open views over its garden to the tree canopy towards the estuary beyond, from the **Lounge-Diner** and the **Two Bedrooms**, while another feature is that each room has a window unlike some apartments where the kitchens and bathrooms have no natural light or ventilation.

The neat internal decorations are complimented by quality porcelain tiled floors with under floor heating, while the attractive fitted Kitchen has high gloss finish units with integrated appliances. In the Bathroom there is a most inviting white suite with power shower, heated towel rail and designer wall tiles adding to the appeal. There are beautiful Oak doors throughout with brushed stainless steel door furniture, while french doors lead to a **Private Patio**, from here the open views can be easily enjoyed.

Anchor Court is set in delightful mature gardens with the majority of the garden being laid to lawn with sitting areas and an extensive timber deck. There is easy **Communal Car Parking** and there is a secure **Bike Storage** area which is ideal when considering how close to Barnstaple Town Centre, train station and the Tarka Trail, Anchor Court is.

All in all No. 1 Anchor Court comes highly recommended and is considered to be a fine example of how to present an apartment for sale. If you are seeking a luxury apartment in a sought after and well established part of town, then this most impressive home may well be of interest and should be added to your viewing list.

FRONT DOOR TO

ENTRANCE HALL

Porcelain tiled floor, door to useful Storage Cupboard with plumbing for washing machine, second door to Airing Cupboard housing hot water cylinder

OAK DOOR FROM HALLWAY TO

OPEN PLAN-KITCHEN-DINER 20' X 16'11 MAXIMUM

Beautifully fitted with high gloss finish units, both base and wall mounted cupboards, contoured work surface with a built in electric hob and oven, extractor hood above, integrated fridge and freezer, single drainer sink n half unit with mixer tap, tiled splashback, power points, slimline dishwasher. Porcelain tiled floor

LOUNGE-DINER

Enjoying a dual aspect with patio doors on to a private patio, power points, tv points, wall lights, excellent open views across the tree lined gardens with the estuary beyond. Oak door and porcelain floor

BEDROOM ONE 10'6 X 9'6

Power points, open outlook from window across the tree lined gardens with the estuary in the distance. Oak door and porcelain floor

BEDROOM TWO 9'6 X 8'6

Power points, views as Bedroom One. Oak door and porcelain floor

BATHROOM

A lovely bathroom attractively fitted with a white suite and comprising a P-Shaped shower bath with a shower above, glazed shower screen, tiled wall surround, low level w.c, pedestal wash hand basin, heated towel rail, porcelain tiled floor, shaver point

OUTSIDE

Apartment one has its own private patio garden which borders on to mature communal gardens backing on to Anchor Woods, this is laid mainly to lawn and featuring an extensive timber deck, plus four Apple Trees and additional sitting area. There is Communal Car Parking to the front and secure bicycle store and bin store area.

MAINTENANCE CHARGES £60.00 per month this includes Building Insurance, maintenance of the outside of the building and garden areas plus window cleaning.



PRIVATE PATIO GARDEN