



Communal Entrance Lobby

Milton House, Newton Abbot

1x  1x 

ENERGY RATING C75

- Virtual Tour Available
- Ground Floor Retirement Apartment
- Double Bedroom
- Modern Kitchen with Window
- Modern Shower Room/WC
- Fully Self-Contained
- Excellent Communal Facilities
- Development Manager
- On Bus Route

Guide Price:
£65,000
LEASEHOLD

7 Milton House, Church Road, Newton Abbot, TQ12 1FD

A smartly-presented, purpose-built apartment situated on the ground floor of this highly-regarded development. Overlooking the attractive inner entrance courtyard, the apartment, which benefits from double-glazed windows and electric heating offers peace of mind through an intercom system and emergency pull cords.

Milton House is located in Church Road, itself on a bus route and within a stone's throw of the picturesque Forde Park. Newton Abbot's well-served town centre with its mainline railway station is around half a mile's walk.

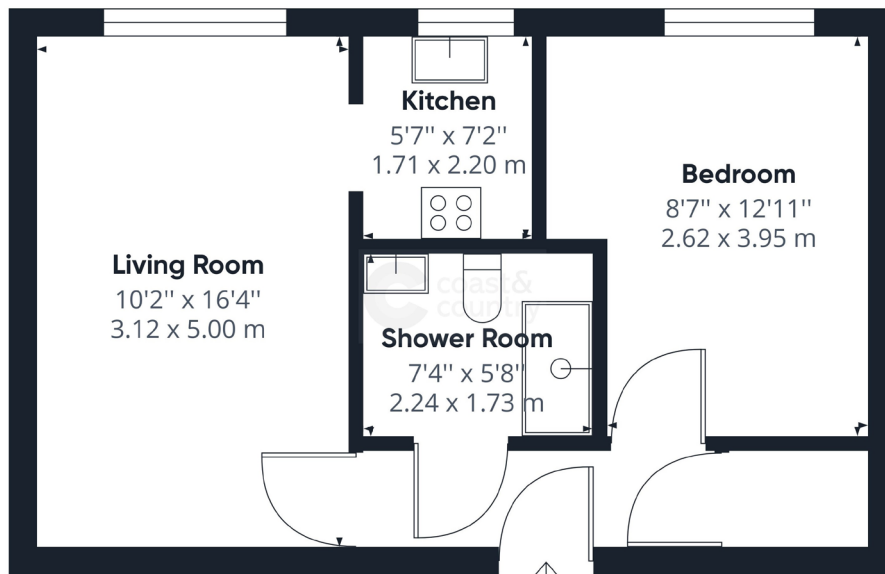
Designed by local architects and constructed in the mid to late 1980s, Milton House has stairs and lift to all floors, house manager for day-to-day running of the development, an attractive communal entrance with security intercom entry system door and feature pond. It also offers an excellent range of communal facilities including an impressive residents' lounge where meetings and events are held, well-kept gardens, laundry and guest suite for visitors.

Accommodation: The apartment itself is completely self-contained with a private front door opening to a hallway with walk-in storage/ airing cupboard off. A light and airy lounge has a decorative fire surround and archway to the kitchen with window and a selection of updated cabinets including an oven and hob. A double bedroom has a selection of fitted furniture and the original bathroom has been updated with an oversized shower cabinet replacing the bath.

Parking: By negotiation and agreement with the house manager and subject to availability.

Directions: From the Penn Inn roundabout at Newton Abbot. Take the A381 heading into the town centre. Keep left and continue straight ahead at the first set of traffic lights. Take the fourth left into Church Road. Continue straight ahead and Milton House can be found at the end of the road on the right.

Outside: Well-kept communal gardens with seating areas.



Approximate total area

429.30 ft²

39.88 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B.

Mains water. Mains drainage. Mains electricity.

Tenure: Leasehold. Lease: 99 years from 1989.

Service Charge: Currently approximately £206.00 per calendar month.

Ground Rent: Currently approximately £219.98 twice annually.

Review Period: Annually in August. Age Restriction: Over 60s.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		