



Apartment 6, Meldon Hall, Chagford, Devon, TQ13 8EJ
£249,950 Share of Freehold

Apartment 6, Meldon Hall, Chagford, Devon,
TQ13 8EJ



- Very impressive building
- Fabulous views
- Lovely well maintained grounds
- Top floor apartment
- Two double bedrooms
- Main reception room
- Kitchen/breakfast room
- Modern shower room
- Eco digital panel heating
- Parking within the grounds

A fabulous top floor apartment which has undergone many improvements by the current owners offering two double bedrooms, spacious reception room with stunning far reaching views and a spacious kitchen/breakfast room with a separate utility room. Meldon Hall is an impressive building on the outskirts of Chagford and enjoys wonderful well maintained grounds. **The property has a one sixth share of the freehold and has 957 years remaining on the lease. The maintenance charge is currently £450.00 per qtr - please note this property can be let on a long term basis (six months plus) but cannot be used as air bnb or any form of short term holiday lets.**

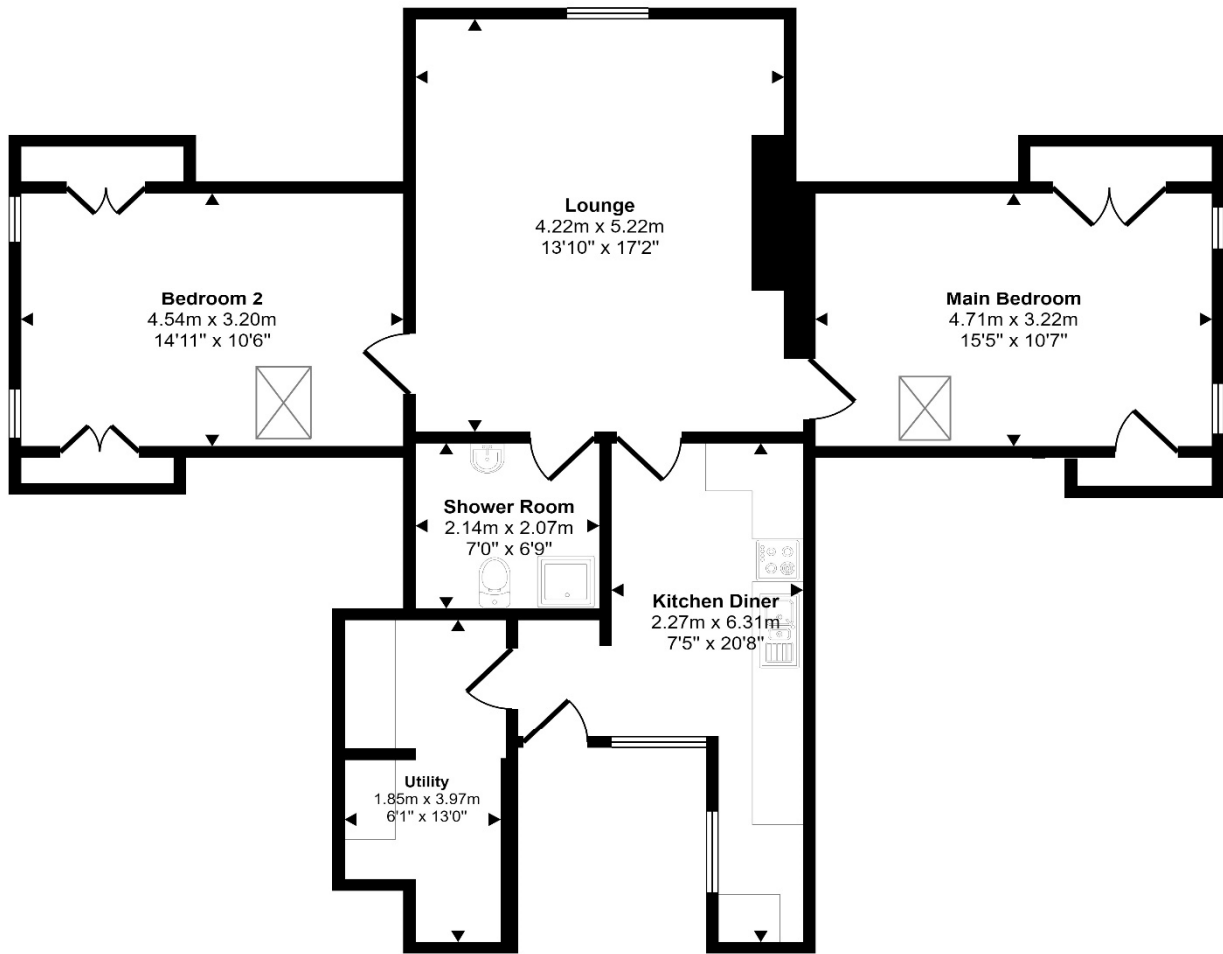




Upon arrival you are greeted by a gated entrance leading to the parking area. As you walk up the steps to Meldon Hall you begin to feel the splendour of this imposing building whilst walking through the lovely communal gardens either side. The impressive entrance leads into the communal hallway with stairs rising to the top floor. The apartments front door opens into the kitchen/breakfast room with a small lobby area for coats and boots and then into the main part of the kitchen. The kitchen has a good range of oak hand built units and drawers and has ample granite work surfaces. There is space for an electric cooker and for an upright fridge/freezer. From the kitchen there is a door to the separate laundry room which is within the eaves and has space and plumbing for a washing machine and space for further fridge and freezer if required. There is a granite effect work top and hanging space for hats and coats. The main reception room is to the rear of the apartment which has an attractive double glazed arched window with working shutters overlooking the communal grounds and further towards the Dartmoor countryside and Chagford. The reception room has an attractive fireplace with an electric flame effect Opti-Myst fire. The main double bedroom is a great size with two double glazed windows and built in cupboards one with hanging space and the other could be useful for a computer/office desk. The second bedroom has two double glazed windows and two further cupboards one for hanging and the other shelved for storage. The modern shower room is spacious and offers a three piece white suit incorporating a corner shower cubicle, wc and a wash hand basin with a wall mounted mirror with vanity lighting over. The shower room has a built in toiletry cupboard and a wall mounted electric heater. Outside there are well maintained communal gardens to three sides with different seating areas to enjoy the sun wherever it shines! there are also some fantastic vantage points to enjoy the fabulous views over the Dartmoor countryside. The apartment has the benefit of a parking space within the grounds.



Approx Gross Internal Area
84 sq m / 899 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	