



Town • Country • Coast



Abbey Court

Tavistock

Guide Price £165,000



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Abbey Court

Tavistock

AVAILABLE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a first floor 2 double bedroom apartment with balcony, located in the heart of Tavistock.

With a private gated entrance with secure communal entrance, you can access the flat via the lift. The front entrance door has an extension for wheelchair/furniture access. Once in the apartment, the hallway has a storage cupboard with electric boiler. The property boasts two double bedrooms, both with double built-in wardrobes, well appointed bathroom with shower over bath and open plan living space with well equipped kitchen area, with granite worktops with matching upstand, an integrated fridge/freezer, washer/dryer and built-in electric oven with induction hob and extractor over. Furthermore the property benefits from its own private balcony accessed from the lounge or the main bedroom.

The apartment is located on the first floor of this exceptional development of fourteen apartments and penthouses located in the heart of Tavistock. This apartment forms part of a select gated community and includes a lift and communal terraced area offering a fantastic vantage point across the town and Moorland views beyond.

This property is offered with the remainder of an 999 year lease, commencing in 2008.





Communal Entrance Hall

Lift to flat entrance;

Entrance Hall

Open Plan Kitchen/Living Room

20'4" max x 12'2" (6.21m max x 3.71m)

Balcony

13'8" x 4'7" max (4.18m x 1.42m max)

Bedroom 1

11'9" x 10'9" max (3.60m x 3.28m max)

Bedroom 2

10'1" x 9'1" max (3.09m x 2.78m max)

Bathroom

7'10" x 5'4" (2.39m x 1.65m)

EPC

C69

Services

Mains water, electricity, drainage. Modern electric boiler for central heating and hot water.

Tenure

Leasehold for 999 years which commenced in 2008 - years remaining 983. There is an annual Service Charge of £2,830. Annual Buildings Insurance is £451.05. All residents hold an equal share of the freehold.

Council Tax Band

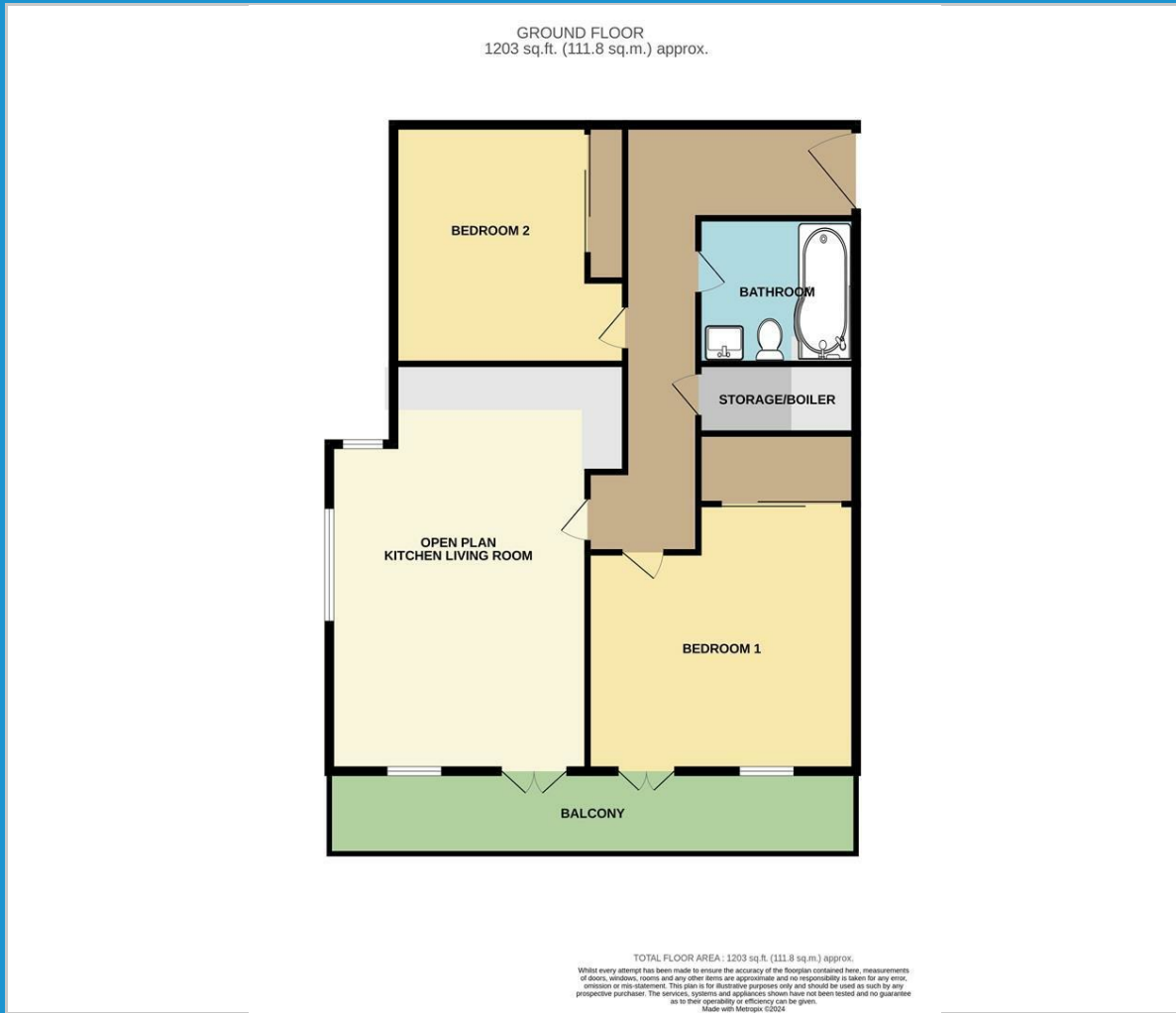
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Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector.



Floor Plan



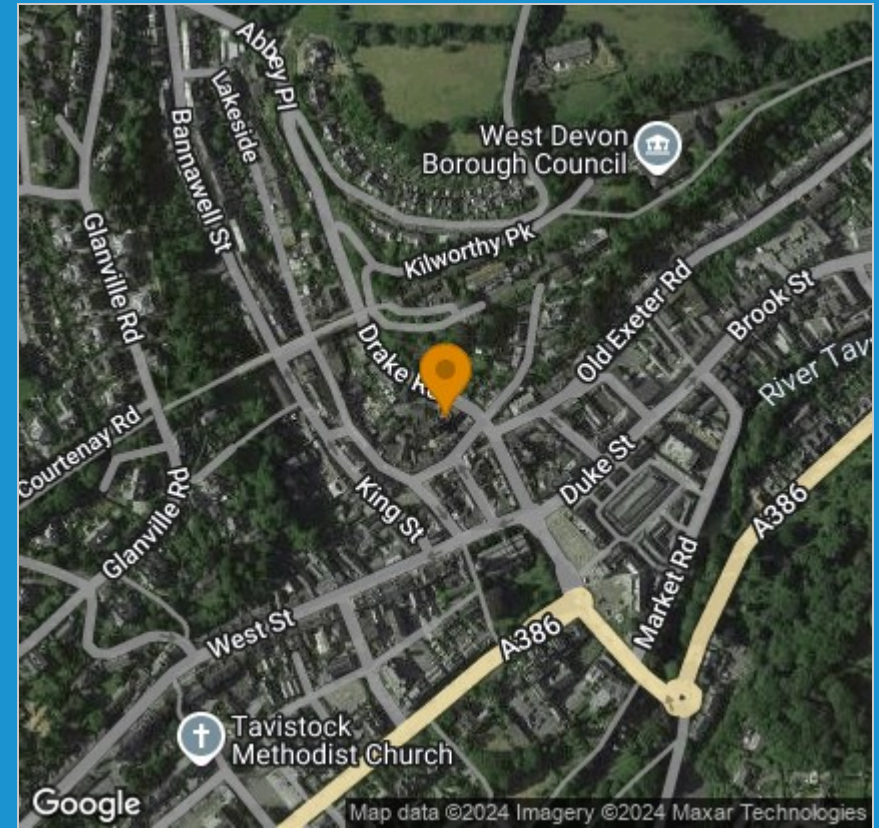
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

