

### **LOCATION**

The East Devon market town of Honiton has excellent lines of communication lying on the junction of the A30 and A35 trunk roads. The A30 Junction 29 of the M5 Motorway at nearby Exeter. Honiton also has a London Waterloo and Exeter. There's an international airport at Exeter with regional and continental scheduled air services.



# **FIND OUT MORE**

Viewing by prior appointment: Roger Hemming Estate Agents Conway House, New Street Honiton EX14 1HA

To see more details on this and



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# 27 KINGS GARDENS HONITON EX14 1FL

This is quite possibly the smartest and best-equipped 2 bedroom retirement flat in town! It's been thoughtfully modernised and improved by the present owners and there's nothing at all left to do. Read on to learn more...

£130,000

leasehold



**ESTATE AGENTS** 

TYPE

Retirement Flat

BEDROOMS

**RECEPTION ROOMS** 

- 1

**BATHROOMS** 

Shower Roon

OUTSIDE

Communal Gardens

**PARKING** 

Resident Parking

**HEATING** 

Digital Electric Heating, uPVC Double-Glazing

**ENERGY RATING** 81 / B

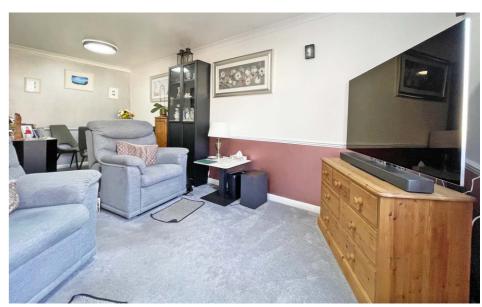












# **ROGER HEMMING'S VIEW...**

This very impressive two bedroom retirement flat occupies a quiet first floor position at the rear of the popular Kings Gardens development.

The current owners have carefully upgraded the well-proportioned living space and it now provides stylish modern accommodation with digital electric heating and uPVC double-glazed windows. It's been beautifully decorated, there's a smart new kitchen with plenty of storage space and the integrated appliances are included in the sale. The flat has a comfortable living room with a useful dining area and bedroom 1 has fitted wardrobes. There's a wonderful new shower room with a built-in laundry cupboard and washing machine.

"We've sold quite a few of these properties over the years, but never one like this! It's clear that so much effort's gone into the modernisation, you really do need to see number 27,

WHAT THE OWNER SAYS.

#### **OUTSIDE**

Kings Gardens has a lift, an on-site manager, a handy guest suite and a residents' lounge. Each flat has a pull-cord alarm system and an entryphone. The development has pretty communal gardens with a sunny patio seating area and residents' parking. There's a handy security gate through to the High Street shops, so they're only moments away. Honiton has a railway station with regular services to Exeter and London Waterloo. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

#### **OUTGOINGS:**

There are c.115 years remaining on the lease. The current monthly maintenance charge is c.£254.00. Your solicitor will be able to confirm this and exactly what this charge covers.