









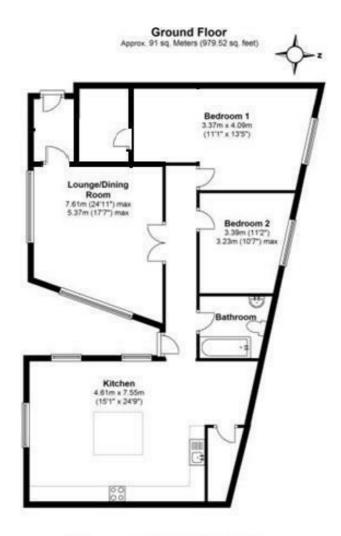
# 6 Lemon Place, Newton Abbot, TQ12 2BD Offers over £220,000

RE/MAX is pleased to present this beautiful 2-bedroom ground floor apartment, situated in a newly built development in the heart of Newton Abbot. The property offers an abundance of natural light and spaciousness, featuring a thoughtfully designed open-plan kitchen/diner, installed by the current owner. It includes two double bedrooms, a contemporary family bathroom, and a cosy living room with dual aspect windows. The apartment also benefits from an allocated parking space and a private entrance. This is an ideal choice for a first-time homebuyer.

'The Old Telephone Exchange' is conveniently located on the outskirts of Newton Abbot town centre, with easy access to local amenities such as a mainline railway station, a nearby park, and a variety of shops.

### Agents notes:

Lease - 999 years from 19 December 2005 Service Costs and Ground Rent - £2456.00 per annum

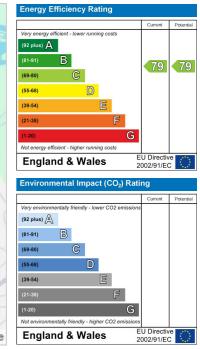


Total area: approx. 91 sq. Meters (979.52 sq. feet)

### Area Map

# Bakers Park Newton Abbot Community Hospital Registration Address Park Newton Abbot Penn Inn Map data ©2025 Google

## **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.