

# 10 ABBEY COURT

## GUIDE PRICE £130,000



## Modern Two Bedroom Apartment with Private Terrace

-  2 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  EPC Rating C (75)



- » Modern Open Plan Living Space
- » Two Bedrooms
- » Modern Shower Room
- » Private Terrace From Living Space
- » Lift Access
- » Town Centre Location
- » No Onward Chain

## The Property

This well presented two bedroom apartment has been recently re-decorated throughout. From the internal entrance there is a small private vestibule with storage cupboard. The open plan living space which has lots of natural light also has french doors that open to a sunny private terrace. There is a modern fitted kitchen with integrated fridge freezer, low level cooker, hob and cooker hood, as well as plenty of room for a dining table and chairs. Through the hallway are two bedrooms, one single and one double with a built in wardrobe, and a modern shower room with large shower cubical. As well as the private terrace there is the use of two communal roof top terraces that over look both the viaduct at the rear, and the rooftops of the town towards the moor at the front.

## Location

The market town of Tavistock provides good shopping amenities and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the nearby maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.

**Services:** Mains electricity, water and drainage.

**Council Tax Band:** C

**Tenure:** Leasehold & share of freehold

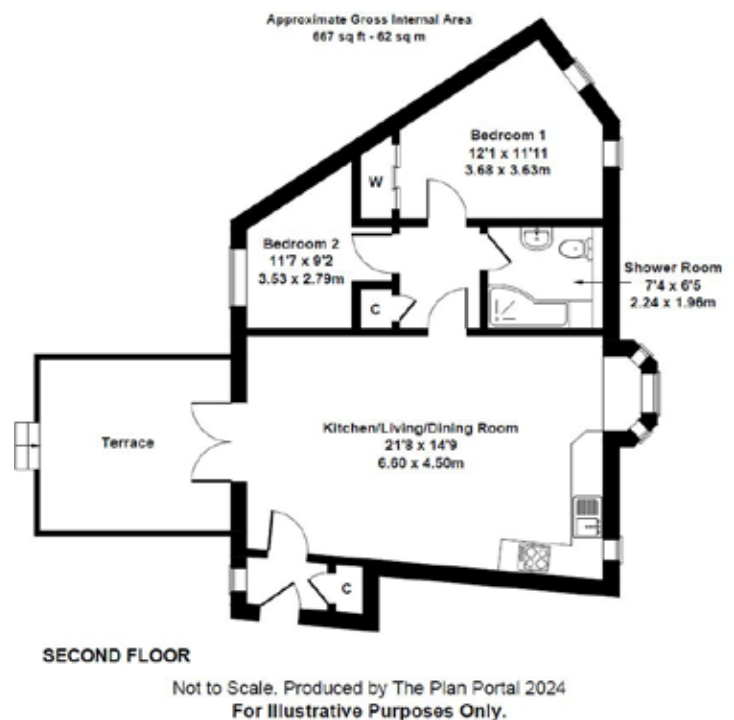
### Agents Note:

Service Charge: 1st Jul 24 - 31st Dec 24 is in Total £1326.22.

Annual Buildings Insurance Premium: 22nd June 24 to 21st June 25 £499.95.

999 year lease from 01 Jan 2008.

All Residents hold an equal share of the freehold.



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