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Flat 5 The Stables



Modbury 2 Miles; Kingsbridge 7 Miles;  
Plymouth 9 Miles; Exeter 36 Miles

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An exclusive Grade II Listed, two-bedroom, retirement Apartment for the Over 55s benefiting from use of excellent facilities including a library, outdoor tennis court, croquet lawn and 12 acres of landscaped & maintained gardens.

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- No Onward Chain
- Breath-taking Historical Estate with 12 Acres of Landscaped and Maintained Grounds
- Exclusive Ground Floor Retirement Apartment For The Over 55s
- Light & Spacious Accommodation Throughout
- 2 Bedrooms
- Allocated & Visitors Parking
- Excellent Leisure Facilities
- Grade II Listed
- Leasehold – approx. 143 Years Remaining
- Council Band D

Guide Price £50,000

### SITUATION

Flete House is located in a beautiful area, on the outskirts of Modbury which boasts excellent local amenities. Kingsbridge has a varied range of shops, services and facilities, whilst the Ocean City of Plymouth offers a comprehensive range of shopping and leisure facilities along with a direct rail service to London Paddington and Brittany Ferry services to both France & Spain. The stunning beaches of the South Hams and South East Cornwall are all within easy reach along with stunning coastal paths to explore.

### DESCRIPTION

An attractive light and spacious, two-bedroom apartment, surrounded by landscaped gardens, well maintained grounds and delightful far reaching countryside views. This wonderful retirement apartment offers a luxurious and comfortable lifestyle.

### ACCOMMODATION

This single storey apartment is situated in the most charming courtyard within the grounds of Flete Estate and is just a few moments' walk to the main house and its incredible facilities. The entrance hall of the apartment has steps up to the main hallway, providing access to a generous lounge/diner, shaker style fitted kitchen, two double bedrooms and a four piece bathroom.

### SERVICES

Oil Fired Central Heating, Mains Water & Drainage, Mains Electric. The cost of all services are included within the service charge.

Leasehold with approx. 143 years remaining on the lease.

Service Charge for each apartment is budgeted to be £1,092pcm which covers the following costs - Gardening, Cleaning of communal parts, Maintenance and repairs budget, 24 hr staffing including nightcover/security, Resident Manager, Building Insurance (not contents), Ground rent payable to the Landlord and Window cleaning. Utility Charge is £419pcm and covers the following costs:

Central heating from communal oil fired boilers for all the apartments and communal areas

Electricity for all apartments and communal areas

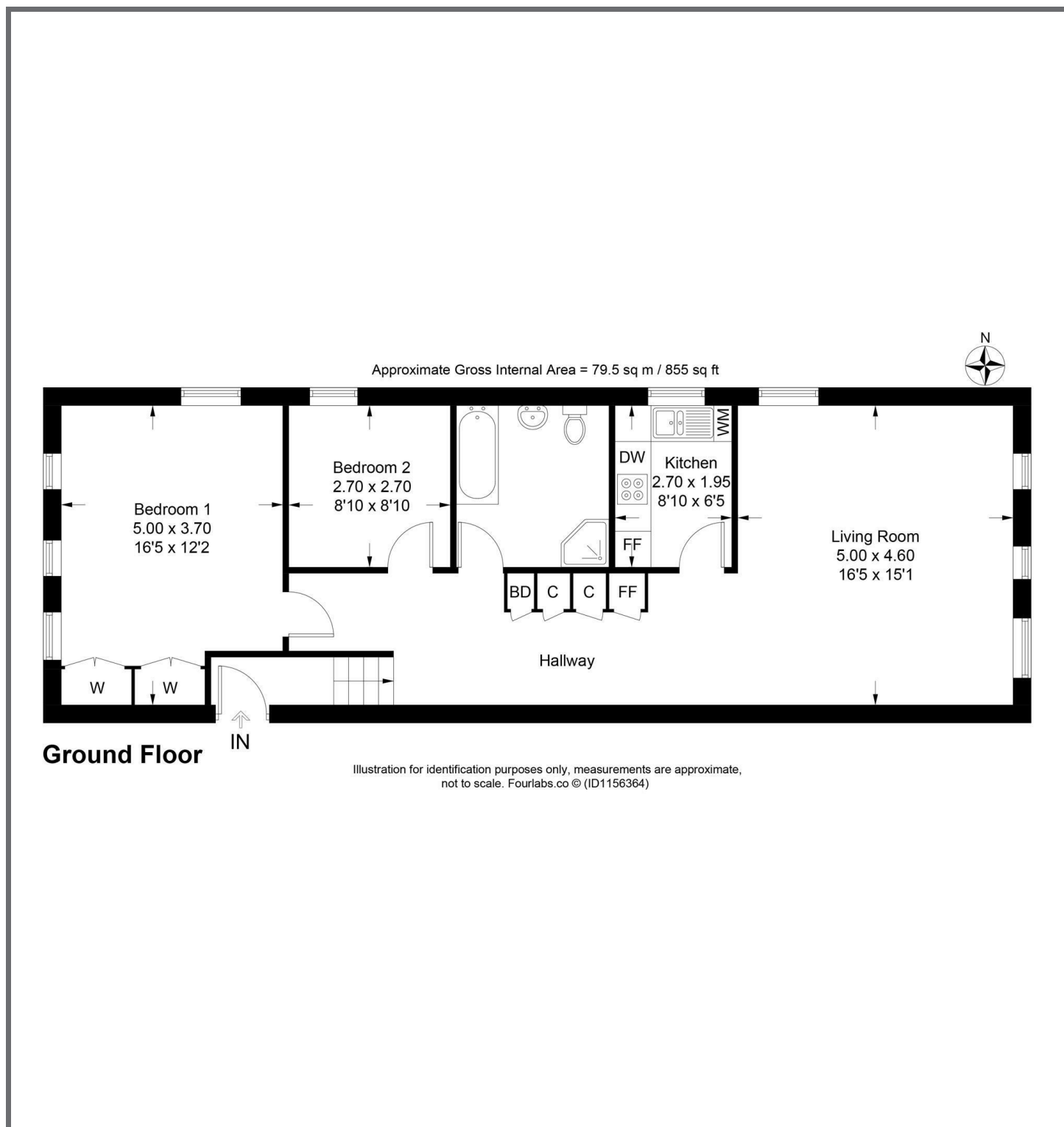
Water for all apartments and communal areas

Drainage for all apartments and communal areas

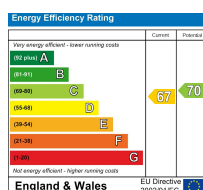
TOTAL COST for the combined Service Charge and Utility Charge is £1,511pcm Based on the latest data available to Ofcom, Asymmetric Digital Subscriber Line with under 24 mbps broadband is available at the property and mobile coverage from O2 is likely.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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