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## Flat 3 Blueball Apartments





Torbay 5 miles; Newton Abbot 9 miles; A38 7 miles

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## A centrally located two-bedroom apartment with parking in the heart of Totnes

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- First-floor apartment
- Two bedrooms
- Dual-aspect sitting/dining room
- Fitted kitchen
- Bathroom with window
- Allocated off-street parking
- Town centre location
- To be sold with new 999-year lease
- Share of freehold
- Council tax band B

Guide Price £225,000



### SITUATION

The apartment is situated in a central and convenient location on the corner of The Grove and South Street. The High Street is a short walk away where the bustling market town of Totnes can be enjoyed. Totnes is full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. There is a mainline railway station to London Paddington.

Totnes allows easy communications with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

### DESCRIPTION

Flat 3 is part of Blueball Apartments, a collection of centrally located flats believed to have been converted in the 1970s. This apartment is positioned on the first floor and benefits from excellent natural light, allocated off-street parking and convenient access to the town's amenities. Currently held on a leasehold basis, the flat will be sold with a new 999-year lease and a share of the freehold.

### ACCOMMODATION

The private entrance opens into a hallway leading to all principal rooms. The sitting/dining room is a generous dual-aspect space, with windows that allow natural light to fill the room and ample space for both lounge and dining furniture.

The kitchen is fitted with a range of wall and base units, stainless steel sink with drainer, electric hob and oven, and space for a fridge and washing machine.

There are two bedrooms, including a principal double with built-in wardrobes, and a second smaller bedroom. The bathroom features a corner bath with shower over, WC, wash hand basin, and a window for natural ventilation.

### OUTSIDE

The apartment benefits from a private off-road parking space to the rear of the building.

### SERVICES

Mains water, drainage and electricity with night storage heating. According to Ofcom, excellent mobile coverage and up to superfast broadband is available at this property

### TENURE

Leasehold with a new 999-year lease on a peppercorn rate. The flat will also benefit from a share of the freehold and the purchaser will become a shareholder of the management company.

The service charge is currently £1,830 per annum.

### DIRECTIONS

From the bottom of Totnes High Street, walk up towards the Clock Tower and turn left into South Street just before reaching it. Take the first left into The Grove and the Blueball Apartments will be found on the left.







Approximate Gross Internal Area  
62.1 sq m / 668 sq ft

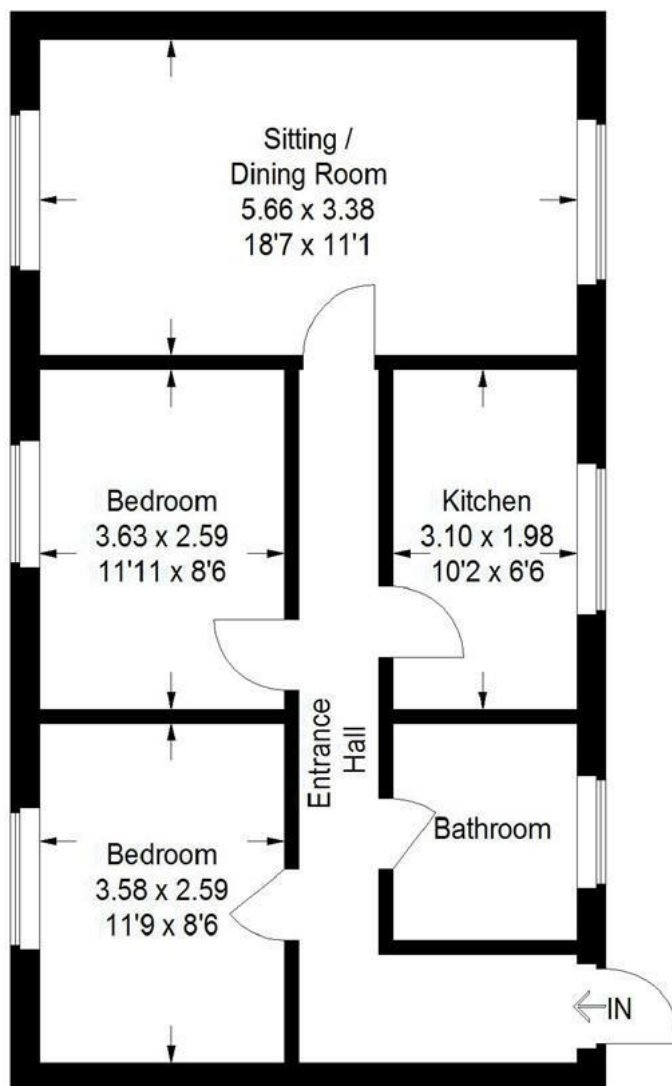


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty

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