







## 4 Grafton Towers

**Moult Road, Salcombe TQ8 8LG**

4 Grafton Towers is just one of seven in a building that was converted from the former Grafton Towers Hotel in 2003. Facing south, the apartment enjoys stunning Estuary views and an abundance of light from its generous windows, which include a bay window in the living area and a bow window in Bedroom 2.

With a generous sized living area, the kitchen is well appointed with wooden cabinets and granite worktops, including integral appliances. The dining area has plenty of space for entertaining guests and the living area is flooded with light from the south facing bay window. The main bedroom has fitted wardrobes and an en-suite bathroom. Bedroom 2 enjoys a lovely bow window looking out over the view and an adjacent shower room. Bedroom 3 is found to the rear of the apartment with an en-suite shower room.

Within the building is a very well equipped laundry room for residents use.

Outside, the apartment has the use of the large communal terrace with fabulous views over the Estuary, underneath which is the block of garages where one is allocated to No.4 with a parking space immediately in front.

The apartment is a short walk to both North and South Sands. At South Sands you can take the ferry, which delivers you straight into the centre of Salcombe.

- **Stunning Estuary views**
- **First floor apartment**
- **Open plan living area**
- **Three bedrooms**
- **Three bathrooms**
- **Communal laundry room**
- **Quiet location**
- **Garage**
- **Parking**
- **Walk to South & North Sands**
- **Close to Salcombe**

A well presented first floor apartment, enjoying stunning views from the principal rooms over the Estuary and out to sea, enjoying an abundance of natural light with communal terrace, garage and parking



2 Island Square, Salcombe, Devon, TQ8 8DP  
Telephone 01548 845090  
salcombe@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)

# Flat 4 Grafton Towers, Moulton Road Salcombe, TQ8 8LG

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft  
(Excluding Garage)

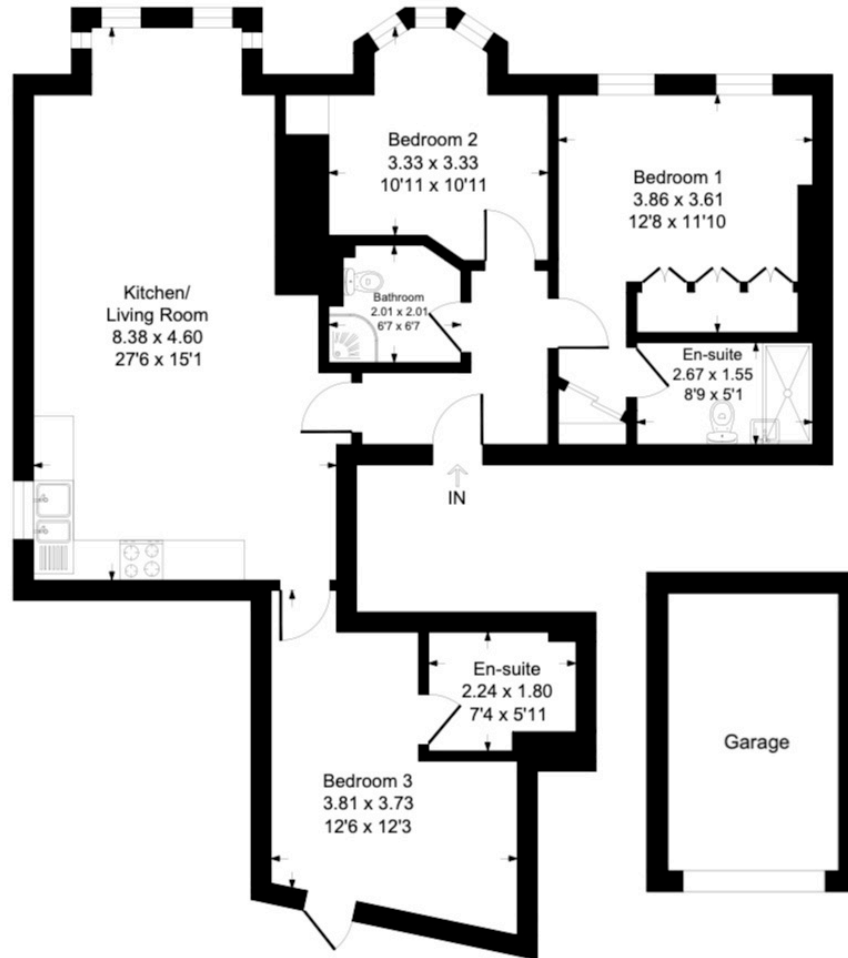


Illustration for identification purposes only, measurements are approximate, not to scale.

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## SERVICES

Mains electric, water and drainage. Communal Calor gas for central heating and hot water, individually metered.

## COUNCIL TAX

The property is in Council Tax Band E

## TENURE

Leasehold with share of Freehold. 999 year lease from 2003. Management charge: £1700 twice yearly

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

## DIRECTIONS

From the centre of Salcombe, proceed past North Sands heading towards South Sands. At the apex of the hill, bear right signposted Malborough. Turn immediately left into Moulton Road and the property will be found on the right hand side.

Address: Flat 4 Grafton Towers, Moulton Road, Salcombe, TQ8 8LG  
RRN: 8500-8765-0522-7021-3573

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C		80	82
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			