



 Luscombe Maye
Since 1873

Elmhirst Lodge

Station Road , Totnes , TQ9 5NS
Price Starting From £474,950



Full Description

SITUATION

The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates. There is a well-regarded community college and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.

DESCRIPTION

Luscombe Maye is delighted to bring to market a beautiful collection of one and two bedroom retirement apartments in Totnes situated at Station Road, Totnes offering stylish new apartments for those looking for an independent, active and secure retirement. The development is a collection of 42 contemporary one and two bedroom apartments ideally located in the town centre and with easy access to many local amenities.

This beautiful apartment comes with a fitted kitchen, spacious living room, master bedroom with ensuite, second bedroom and separate bathroom.

The kitchen has been designed for practicality, with a fitted fridge and freezer and a waist height oven to save bending down. The bedroom comes completed with walk-in wardrobe as well as TV and telephone points, with even the smallest details

considered.

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, whilst a lift to all floors is installed for your convenience.

The apartment comes complete with 24 hour support system, whilst a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

AGENTS PHOTOS

Photos are from similar show homes from other sites.

SERVICES

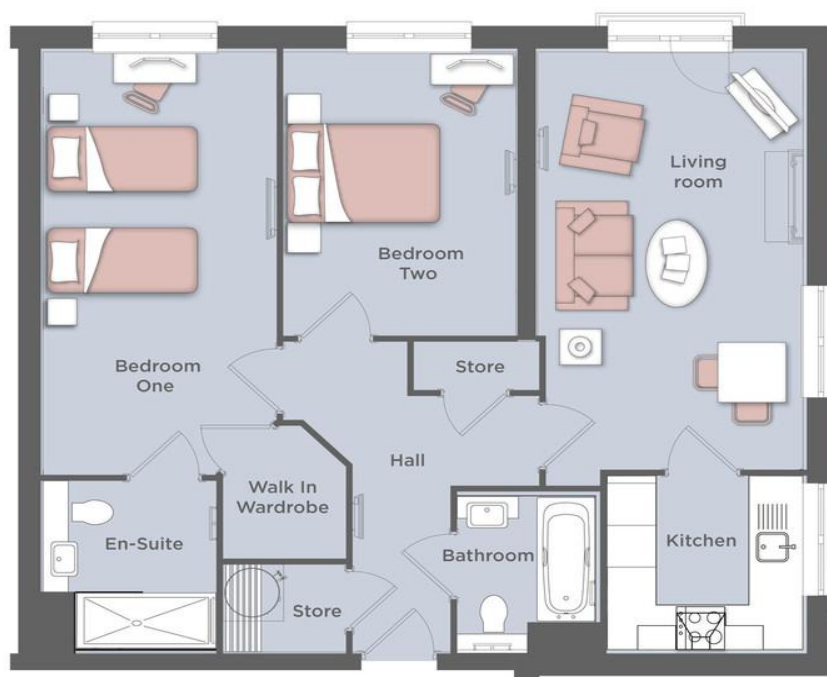
All mains services connected.

TENURE

Leasehold

TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	7'10" x 7'9"	2380mm x 2350mm
Living room	10'7" x 19'2"	3215mm x 5845mm
Shower room	5'6" x 6'9"	1670mm x 2070mm
En-Suite	6'11" x 7'6"	2100mm x 2070mm
Bedroom one	9'3" x 18'8"	2830mm x 5680mm
Bedroom two	9'3" x 12'7"	2830mm x 3825mm



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Totnes
59 Fore Street, Totnes, Devon, TQ9 5NJ

📞 01803 869920

@ totnes@luscombemaye.com

🌐 luscombemaye.com

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