



ELMHIRST  
LODGE



Luscombe Maye  
Since 1873



# Elmhirst Lodge, Station Road, Totnes

From £486,950

🛏 2 🚿 2 🚿 1



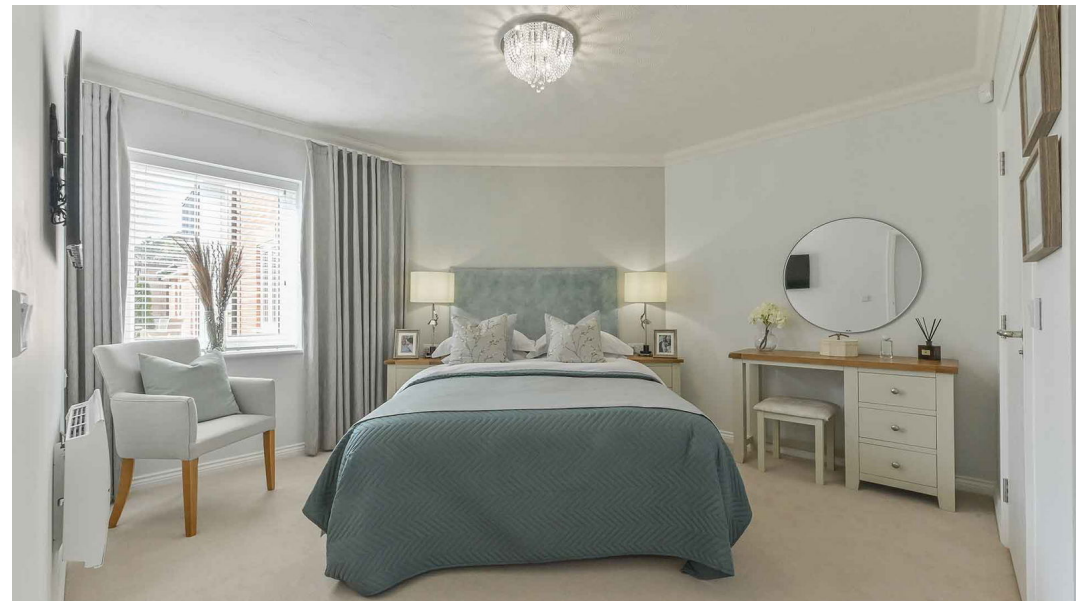


**DESCRIPTION** Luscombe Maye is delighted to bring to market a beautiful collection of one and two bedroom retirement apartments in Totnes situated at Station Road, Totnes offering stylish new apartments for those looking for an independent, active and secure retirement. The development is a collection of 42 contemporary one and two bedroom apartments ideally located or 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.

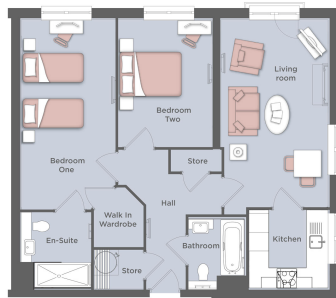
**SERVICES** All mains services connected.

**TENURE** Leasehold Annual Service Charge - £4,203.44



# TYPICAL TWO BEDROOM APARTMENT LAYOUT

|             |               |                 |
|-------------|---------------|-----------------|
| Kitchen     | 7'10" x 7'9"  | 2390mm x 2350mm |
| Living room | 10'7" x 10'2" | 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 |



- Exclusively For The Over 60's • Lift To All Floors
- Owners' Lounge & Coffee Bar • Secure Door Entry System With Communal Wi-Fi
- 24 Hour Support System • Intruder Alarm
- Lodge Manager To Assist With The Daily Running Of The Lodge • Fitted Kitchen With Fridge And Freezer
- Landscaped Grounds • Free Parking

