



Luscombe Maye

Since 1873



# Coronation Road, Totnes

£140,000

1 1 1



**DESCRIPTION** Luscombe Maye is delighted to bring to market this first floor purpose built retirement flat, which has been recently re-decorated and re-carpeted. It is part of the Manor House development, within a short, level walk of the town centre and shops. The accommodation briefly comprises a light and airy living room, kitchen with wall to floor units, electric oven and space for fridge/ freezer, two bedrooms, both with great outlooks and a three piece bathroom.

**SERVICES** Mains water, electricity and drainage. Night storage heating.

**TENURE** Leasehold.

Lease 139 years from 1988.

Ground rent payable March and September £76.96 [£152.92 pa].  
Service charge payable March and September £1,746.99 [£3,494.00 pa].

The development is administered by a management company and owners must be 60 or over.

Service includes an on-site warden, community alarm service, use of a residents' lounge in the Manor House and on site functions.

## VIEWINGS

Strictly by appointments with Luscombe Maye.

## LOCAL AUTHORITY

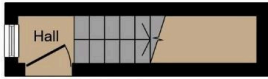
South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. [www.southhams.com](http://www.southhams.com)

## DIRECTIONS

Entrance is opposite Morrisons Supermarket.  
What3Words : turkeys.majoring.buffoon







**Ground Floor**

Total floor area 55.0 sq.m. (592 sq.ft.) approx



**First Floor**

- Town Centre Location
- Allocated Parking
- Warden On Site
- Viewing Highly Recommended
- Residents Lounge & Functions
- Attractive Communal Gardens
- First Floor Apartment
- Aged 60 & Over Residents

