



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

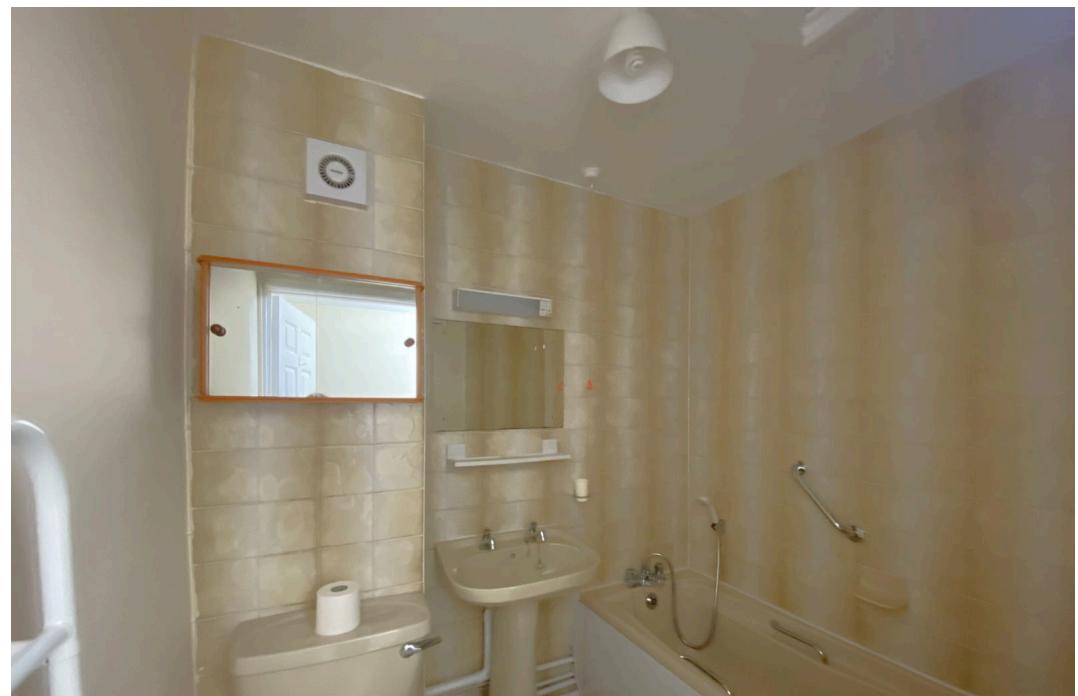
Strictly by appointments with Luscombe Maye.

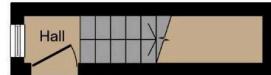
LOCAL AUTHORITY

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

DIRECTIONS

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





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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	26	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.