



Luscombe Maye

Since 1873

Baltic Way, Totnes, TQ9 5WW

Guide Price £330,000

 2  1  1



DESCRIPTION Luscombe Maye is delighted to bring to market this well presented two double bedroom first floor apartment, enjoying an enviable position overlooking the River Dart. The property is located on a highly sought after private road with access to stunning river and woodland walks to Sharpham/Ashprington to the South and a short stroll to Totnes town to the North. The property has a spacious open plan living/dining/kitchen with integrated fridge/freezer, washer/dryer and French doors to a balcony providing sunny outside space, two double bedrooms and a luxury bathroom suite. The property benefits from a garage and access to an electric car hire point situated on the development. An internal inspection of this beautiful home is highly recommended.

SERVICES Gas central heating. Mains water, drainage and electricity connected.

CONSTRUCTION The property is understood to be standard construction.

PARKING Garage for one vehicle and visitors parking

LOCAL AUTHORITY South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE Council Tax Band C

TENURE

Leasehold 150 years from 1.10.2015 (141 years remaining)

Service Charge £1451.07 pa
Ground Rent £150 pa

Pets are not allowed except with express written agreement with building managers

DIRECTIONS

What3Words - alarm.bucket.basically



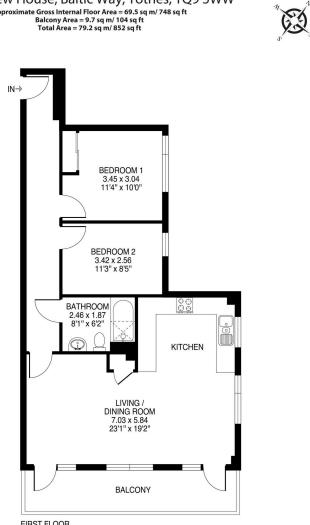


Illustration for identification purposes only, measurements are approximate, not to scale.

- High-End Waterside Apartment
- Town Centre Location
- Prestigious Development
- Two Double Bedrooms
- Large Balcony
- River Dart Views
- Garage and Parking
- Open Plan Living/Dining/ Kitchen
- Luxury Bathroom Suite
- Remainder Of NHBC Warranty



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	