

**SAMPLE
MILLS**



**Orleigh Cross
Newton Abbot
Devon**

£150,000
LEASEHOLD





**Orleigh Cross, Newton Abbot,
Devon**

£150,000 Leasehold

A fabulous purpose built 2 bedroom apartment located in the desirable Orleigh Cross development with easy access to all local amenities to include Newton Abbot Hospital, the town centre, main railway line to London Paddington, plus the A38, A380 and M5 motorway for onward journeys.

Situated on the first floor, you enter a light hallway with two large storage cupboards and access to the two bedrooms, one double and one single. The master bedroom benefits from a good sized en suite shower room with w/c and wash-hand basin, and further down the hallway is a family bathroom with a modern white suite.

The lounge is dual aspect and opens onto the fully fitted kitchen with integrated washer dryer, fridge freezer and oven. The kitchen is very light with fantastic views over the communal gardens beyond.

The Apartment also benefits from double doors opening onto a balcony, ideal for sitting and relaxing in the sun with undisturbed views over the surrounding area. Complete with a garage, double glazing and gas central heating, this is a fantastic apartment for modern living.



Entrance Vestibule

Door through to:

Hallway

Two large storage cupboards, one housing the consumer box. Smoke detector. Radiator. Doors off to:

Open Plan Lounge/Kitchen – 6.80m x 3.30m (22'3" x 10'9")

Lounge Area

uPVC double glazed window. uPVC double glazed patio doors leading onto a balcony. Two radiators. TV point. Walking through to:

Kitchen Area

A range of fitted base units. Worktop surface areas. Built-in 4 ring hob. Stainless steel splash back. Stainless steel extractor hood. Built-in oven with pull out storage cupboards. Cupboard housing the wall mounted combi boiler serving hot water and central heating system. Plumbing for washing machine. 1½ stainless steel sink unit with mixer taps. uPVC double glazed window.

Bedroom 1 – 3.50m x 3.10m (11'7" x 10'4")

Double room. uPVC double glazed window. Single panelled radiator. Door to:

En-Suite Shower Room

Shower cubicle with folding door. Mira power shower. Tiled walls. Low level w/c. Wash-hand basin. Fixed mirror. Shaver light and socket. Tiled floor. Single panelled radiator.. Fitted towel rail. Extractor fan.

Bedroom 2 – 3.50m x 2.20m (11'7" x 7'4")

Single room. uPVC double glazed window. Single panelled radiator.

Bathroom

Panelled bath with mixer tap. Pedestal wash-hand basin. Low level w/c. Radiator. Part tiled walls.

Outside

There is a garage in a nearby block, and communal gardens.

Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'B'

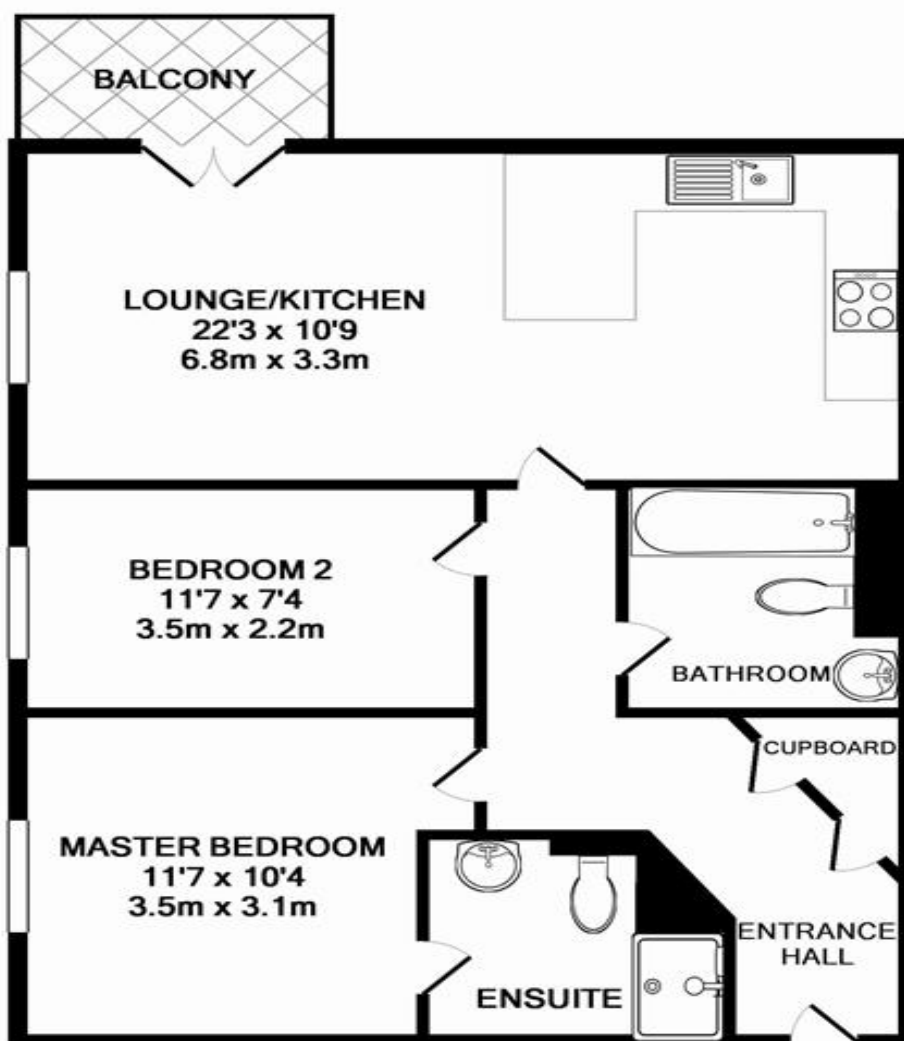
Long Term Flood Risk: Very Low

Tenure: Leasehold 199 years from 2014

Maintenance Charge: £162.11 pcm

Ground Rent: £125





TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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