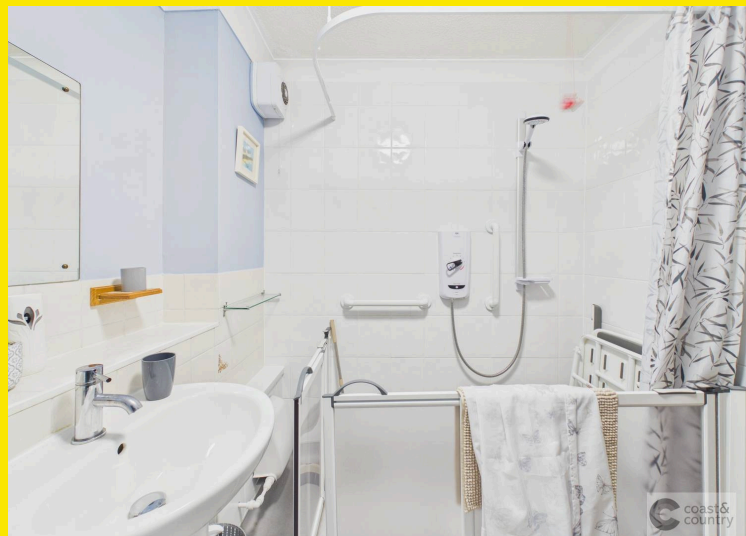


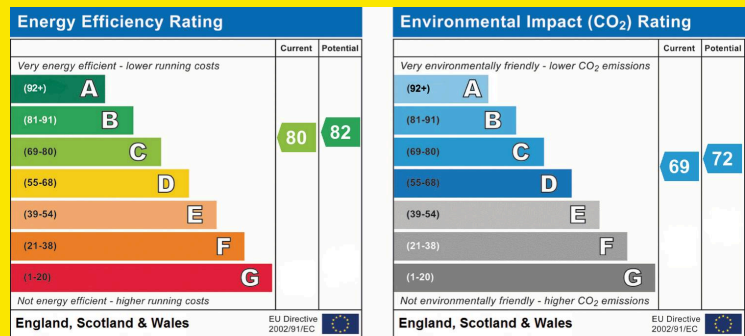


Flat 21, Lydford House Hameldown Way, Newton Abbot

Guide £90,000 Leasehold

Virtual Walk-Through Available • Immaculate Purpose Built First Floor Retirement Flat • No Upward Chain • One Double Bedroom • Good Sized Living Room • Modern Fitted Kitchen With Window & Plumbing For A Washing Machine • Modern Wet Room With WC & Basin • Selection Of Excellent Communal Facilities Including Residents Lounge, Well Kept Gardens & Laundry • Level Walk To Town & Train Station • Development Manager





This immaculate one-bedroom first floor retirement apartment presents an exceptional opportunity for those seeking comfortable, modern living within a well-maintained purpose-built development. Designed exclusively for the over 60s, this apartment offers a welcoming and secure environment with a thoughtfully arranged layout. The apartment is offered with no upward chain, allowing for a straightforward and stress-free purchase process. With its modern interiors, convenient location, and excellent communal amenities, this retirement apartment combines independent living with the reassurance of a supportive setting.

Located just a level walk from the town centre and train station, the apartment benefits from a highly convenient position close to a variety of local amenities, shops, cafes, and essential services. Residents enjoy excellent transport links, making it easy to access surrounding areas, while the friendly local community provides a welcoming atmosphere. The development itself is managed by an on-site Development Manager, ensuring peace of mind and support for residents.

Accommodation

The property features a spacious living room with ample space for both relaxation and dining, complemented by a large window that fills the room with natural light. The modern fitted kitchen is well-equipped, including a window for ventilation and pleasant outlooks, as well as plumbing for a washing machine. The double bedroom is generously proportioned, offering plenty of space for furniture and storage. A contemporary wet room, finished to a high standard, includes a walk-in shower, WC, and basin for ease of access and convenience.

Within the building, a range of communal facilities are available for residents' use. These include a comfortable residents' lounge, ideal for socialising or relaxing and a well-kept laundry room. The development's communal areas are maintained to a high standard, fostering a pleasant and sociable environment for all residents. Security features and the presence of a Development Manager further enhance the sense of safety and community.

Parking

By agreement with the Development Manager.

Gardens

Attractive and well-maintained gardens with benches for sitting out.

Agent's notes

Council Tax: Currently Band B

Tenure: Leasehold

Lease:

Service Charge: Currently approximately £235 pcm to include ground rent and buildings insurance.

Review Period: Annually.

Age Restriction: Over 60s.

Mains water. Mains drainage. Mains electricity.

This property is subject to a grant of probate.

EPC Energy Efficiency Rating: C



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1 m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.