

SIMPLY GREEN

Betony Drive



Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- Modern and beautifully presented top floor apartment
- One generous double bedroom
- Built-in wardrobes to the bedroom
- Bright and airy open-plan kitchen and living area
- Floor to ceiling window allowing plenty of natural light
- Contemporary fitted kitchen with modern appliances
- Modern bathroom with bath and shower over
- Allocated parking for one vehicle
- Pleasant views
- Convenient location close to Newton Abbot town centre and local amenities

Property Type: Flat

Council Tax Band: A

A well presented top floor flat offering one bedroom, an open plan kitchen and living area, and allocated parking. Enjoying pleasant views and conveniently located close to Newton Abbot and its wide range of local amenities, this property would make an ideal first-time purchase or investment opportunity.







Situated in a convenient location close to Newton Abbot town centre, this beautifully presented and contemporary top floor apartment offers stylish, modern living throughout. Boasting a spacious entrance hallway, a generous double bedroom with built in wardrobes, a modern bathroom and an impressive open plan kitchen and living area flooded with natural light, this property is ideal for first time buyers, investors or those seeking a low maintenance home. Further benefits include pleasant outlooks and allocated parking for one vehicle.

Upon entering the apartment, you are greeted by a welcoming and spacious entrance hallway, finished in keeping with the property's modern style and providing useful storage for coats and shoes.

The bedroom is bright and generously proportioned, offering plenty of space for bedroom furniture alongside the benefit of fitted wardrobes, providing excellent built in storage.

The contemporary bathroom is fitted with a bath and shower over, wash basin and WC, creating a practical and modern space.

A particular highlight of the property is the impressive open plan kitchen and living area. The floor to ceiling window allows an abundance of natural light to fill the room, creating a bright and airy atmosphere while enjoying pleasant views. There is ample space for a comfortable seating area and a dining table, making this a versatile space for both relaxing and entertaining. The modern fitted kitchen features contemporary appliances and sleek styling, complementing the overall finish of the apartment.

Externally, the property benefits from allocated parking for one vehicle, adding further convenience.

The apartment is ideally positioned within easy reach of Newton Abbot and its range of shops, supermarkets, cafés, restaurants and other local amenities. The town also offers transport links and access to the surrounding South Devon area.

Agent Notes

Leasehold

£1700 Annual service charge & Ground rent

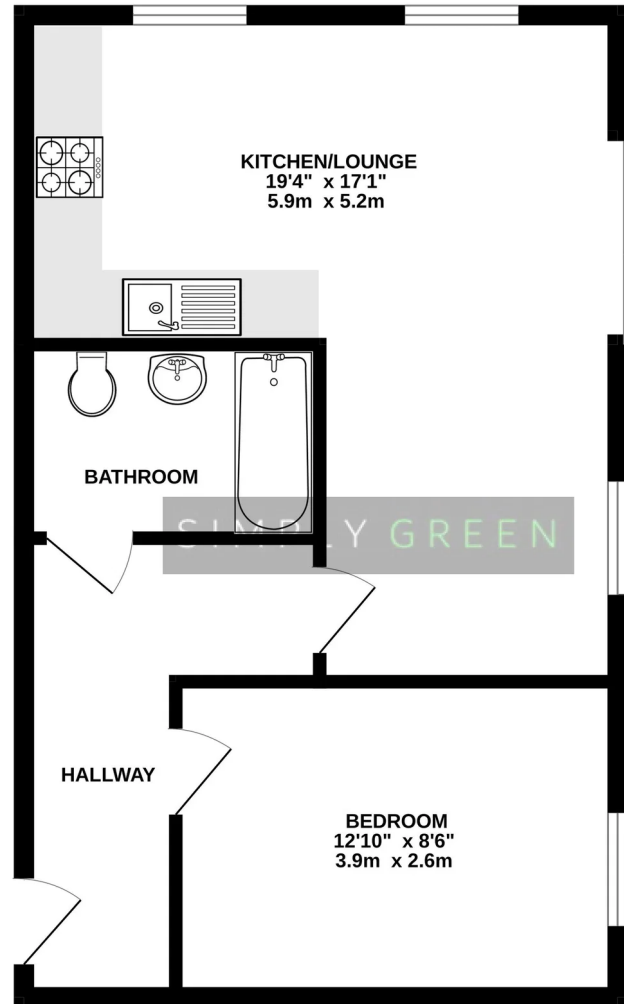
Length of lease 118 years

Anti-Money Laundering (AML):

In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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WE WILL GIVE YOU TWO FREE
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PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

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**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

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For more information on this
house or to arrange a viewing
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01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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