



Luscombe Maye

Since 1873

Coronation Road, Totnes

Guide Price £175,000

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DESCRIPTION

A ground floor purpose built retirement flat, which is part of the Manor House development, within a short, level walk of the town centre and shops. The accommodation includes a living room which overlooks the communal courtyard garden, a well maintained kitchen, two bedrooms and a shower room.

The current owners have replaced the kitchen, bathroom and heating system in their ownership.

TENURE

Leasehold.

Lease has been extended until 2127.

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.

SERVICES

Mains water, electricity and drainage. Night storage heating.

LOCAL AUTHORITY/COUNCIL TAX

South Hams District Council Council tax band C.

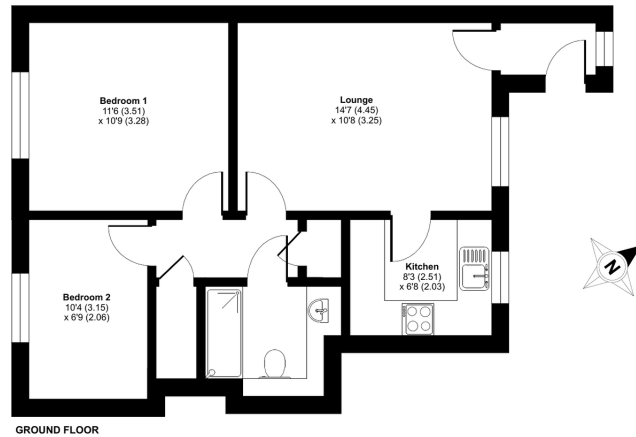
DIRECTIONS

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



Coronation Road, Totnes, TQ9

Approximate Area = 553 sq ft / 51.3 sq m
For identification only - Not to scale



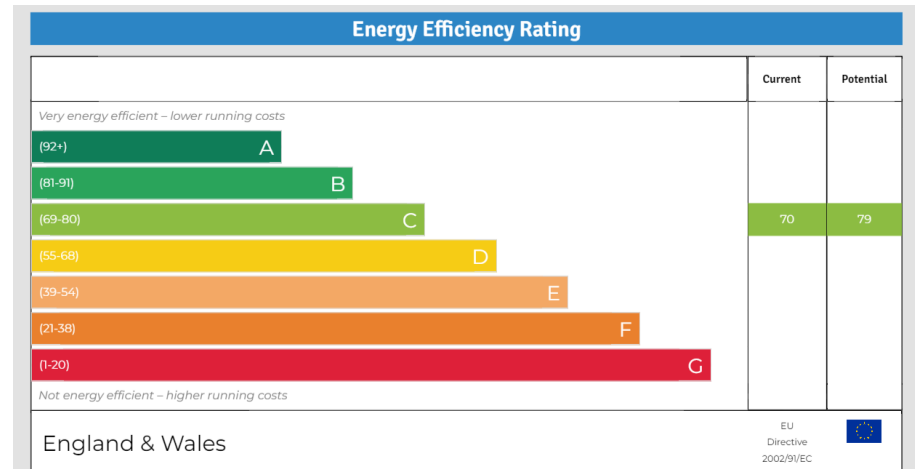
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Luscombe Maye. REF: 967110



- Unique Selling Point - Extended Lease until 2127
- Owners Over 60
- Town Centre location
- Residents lounge and function
- Allocated parking
- Attractive communal gardens
- Warden on-site
- Ground Floor Apartment
- Viewing highly recommended
- Refitted Kitchen and Bathroom



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.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com