



Luscombe Maye

Since 1873

Coronation Road, Totnes

Guide Price £135,000

2 1 1



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.

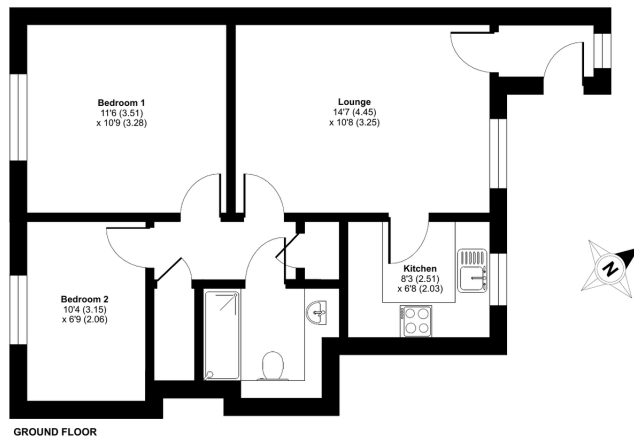
DIRECTIONS

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



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



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

