

SIMPLY GREEN



Wolborough Street, Newton Abbot, TQ12 1LG

Newton Abbot - Guide Price



**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

- No Chain!!
- One Bedroom Apartment
- Private Top Floor
- Family Bathroom
- Principle Bedroom w/ Dressing Room Space
- Ample Storage Areas
- Communal Garden Access
- Walking Distance To Local Amenities
- Period Features
- Grade 2 Listed

**Property Type:** Apartment

**Council Tax Band:** A

**Tenure:** Leasehold

Offered to the market with no onward chain, this period top floor one bedroom apartment presents an ideal opportunity for those seeking a low-maintenance home in a prime central location. The well-proportioned accommodation comprises a bright lounge/diner, fitted kitchen, and a spacious double bedroom with dedicated dressing area. Character features including exposed wooden beams add warmth and charm, all set within an attractive Grade II listed building. Perfectly positioned within walking distance of shops, the town centre and scenic local walks, the property combines convenience with lifestyle appeal. Residents also benefit from a communal shared garden, providing a pleasant outdoor space and welcoming social setting.







## Accommodation

Occupying its own private floor, this period property offers well-proportioned accommodation throughout and a wealth of character features.

Upon entering, a generously sized entrance hallway provides access to all principal rooms, creating a welcoming and practical layout. The impressive lounge/dining room serves as the social heart of the home, offering excellent proportions and a large window that floods the space with natural light, enhancing its bright and airy feel.

The kitchen has been thoughtfully modernised and is fitted with contemporary L-shaped cabinetry, providing ample storage and worktop space. Integrated appliances include an electric oven, electric hob, and extractor fan, with additional space allocated for a freestanding washing machine and fridge/freezer.

The bathroom is well sized and comprises a bath with shower over, WC, and pedestal wash basin. Further benefits include towel rails and an extractor fan, ensuring both comfort and practicality.

The principal bedroom is particularly well proportioned and is currently arranged as a combined bedroom and dressing area. The sleeping area benefits from a large window, allowing natural light to pour in, while the dedicated dressing space comfortably accommodates freestanding wardrobes and a mirror, offering excellent versatility.

Throughout the property, wooden period beams and character features add warmth and individuality, creating a home that seamlessly blends charm with modern convenience.



## External Feature

Externally, the property benefits from a well-maintained shared main entrance serving the five apartments within the building.

Residents also enjoy access to a communal garden, providing a pleasant outdoor space ideal for relaxing or socialising. This attractive shared area is exclusively available to residents of the building, offering a welcome retreat for those seeking outdoor space within a convenient setting.

## Agent Notes

The property is subject to a ground rent of approximately £60, payable on a six-monthly basis, and a monthly service charge of approximately £190. Which includes both sinking fund and building insurance.

Length Of Lease: 125 years from the 1st of July (104 Years Left)

The property is Grade 2 listed.

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