



Newton Abbot

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ENERGY
RATING
C77

- Virtual Tour Available
- Purpose Built Apartment
- 2 Bedrooms
- Open Plan Lounge/Dining/Kitchen
- Town Centre Location
- Close to Mainline Railway Station
- Ideal Lock up and Leave
- Use of 1 Allocated Parking Space

Guide Price:
£220,000
LEASEHOLD

Flat 3 The Old Telephone Exchange, Queen Street, Newton Abbot, TQ12 2BG

With sleek crisp lines, high-ceilinged rooms and plenty of natural light, this superb docklands-style first floor apartment offers stylish living and the wow factor.

Situated on the edge of the vibrant town centre on the level the property has an excellent range of shops, businesses, bars and restaurants virtually on the door step. The main line railway station is around 500m level walk away.

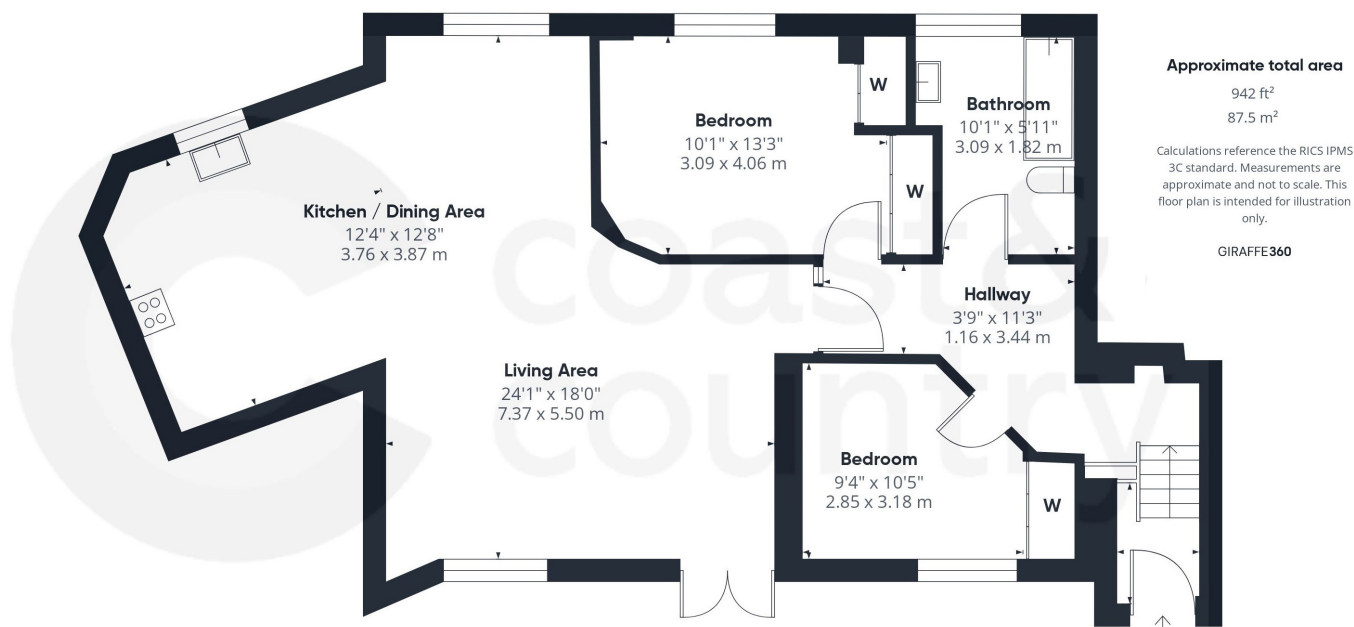
A degree of security is offered by way of a gated entrance gate with buzzer and intercom system. Benefits include a gas central heating system, double glazed windows and an allocated parking space.

Accommodation:

The accommodation is accessed from outside through an impressive glass atrium-style communal area with one flight of stairs leading up to the apartment's own entrance door. Once inside, a lobby area has a few steps leading up to the generous main hallway with cupboard off and curved wall feature. The spacious living accommodation is fashionably open plan with three windows on two aspects as well as a set of glazed doors opening to a small balcony. There is a light wood-effect floor covering throughout and ample space for sitting and dining furniture. The kitchen area has a selection of cabinets including some with stainless steel effect fronts, a range of integrated appliances and solid granite countertops with one and a quarter bowl undermount sink. There are two double bedrooms with fitted wardrobes and, completing the picture, is an up to the minute bathroom.

Parking:

The vendor informs us that the apartment has use of one allocated space.



Agents Notes:

Council Tax: Currently Band C

Tenure: Leasehold

Lease: 999 years from 19/12/2005

Service Charge: Currently Approximately £2,400 per annum.

Review Period: Annually.

Mains water. Mains gas. Mains drainage. Mains electricity.

This property is currently tenanted.

Floor Plans - For Illustrative Purposes Only

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 $\pm$ 0.1m. 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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		