



Hameldown Way, Lydford House, TQ12

£105,000

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Property Description

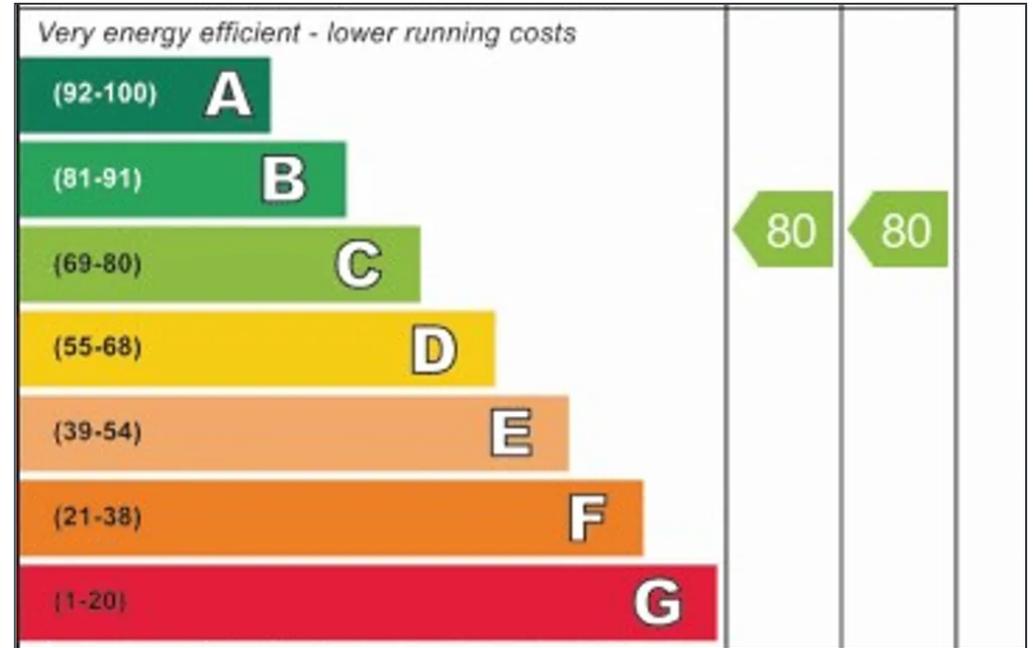
Constructed in 1989, this purpose-built apartment is well-presented with carpets throughout and feels warm with electric storage heating. An intercom access system, provides secure entry into the communal lobby which is clean and well-maintained, with stairs and a lift leading to the apartment on the first floor. A spacious two-bedroom, second floor retirement apartment, in a convenient location, just a short-level walk from the shops and amenities in the market-town of Newton Abbot. This apartment is well-presented with carpets throughout, electric storage heating and an intercom access system provides secure entry into the communal lobby which is clean and well-maintained, with stairs and a lift leading to the apartment on the first floor. Entering through the front door, the hallway is spacious and has an airing cupboard and an emergency alert system, with a pull-cord, which is monitored around the clock. The lounge has a useful built-in cupboard and a large southeast-facing window giving plenty of light. An archway leads into the large modern kitchen diner, with wood vinyl flooring, a range of wall and base units with wood effect worktops, providing plenty of storage and workspace, complete with tiled splashbacks. Included is a cooker, with a stainless-steel extractor hood above, and an upright fridge/freezer. There is space beneath the worktop for a washing machine. This apartment has one of the largest kitchens with a dining area, suitable for a good size table and chairs. The principal bedroom is a double with built in wardrobes and a window overlooking the front of the property. The second bedroom is a single with a window also overlooking the front. The shower room is modern with part-tiled walls, a shower cubicle, a vanity hand basin and a low level w.c.

EPC Rating: C



Key Features

- ✓ Second Floor Apartment
- ✓ Lounge
- ✓ Kitchen Diner
- ✓ Two Bedrooms
- ✓ Modern Shower Room
- ✓ Intercom Access System
- ✓ Lift Access
- ✓ Communal Garden
- ✓ Laundry Room
- ✓ Community Lounge



Rooms

Agents Insight

This lovely presented retirement apartment offers spacious accommodation, it has a kitchen diner with a separate lounge, two bedrooms and a modern shower room.

The property is ready to move into.

At Lydford House you can join in with the friendly community or if you prefer enjoy your own space.

The great location means you can still enjoy your own independence.

Measurements

Lounge - 14' 8" x 11' 9" (4.47m x 3.58m)

Kitchen Diner - 8' 9" x 11' 9" (2.67m x 3.58m)

Principle Bedroom - 12' 5" x 8' 9" (3.78m x 2.67m)

Bedroom Two - 9' 2" x 7' 2" (2.79m x 2.18m)

Shower Room - 6' 8" x 8' 9" (2.03m x 2.67m)

Location

Set in a quiet area of Newton Abbot within walking distance to the town centre, doctors, bus stops and close to the train station. There is also a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, restaurants and churches all nearby.

Useful Information

Useful Information:Electric, water and drainage connected. Residents accepted from 60 years of age. Care call alarm system throughout, mobility and wheelchair friendly, residents lounge, gardens and laundry room.

Service Charge: £166.48 per month covering; Resident scheme manager, buildings insurance, window cleaning, communal decoration, lighting, gardener and lift.

Length of lease: 125 years from March 1988. (expires march 2113) - 92 years remaining

External Areas

Communal Garden

Within complex there is a Scheme manager (mon-fri 9am-4.30pm) Careline is available 7 days a week. There is also a communal residents lounge and a laundry room. Outside, there are well-maintained gardens and a communal bin-store and a number of parking spaces available on a first come first served basis, with additional on-road parking nearby. Useful Information: Electric, water and drainage connected. Residents accepted from 60 years of age. Care call alarm system throughout, mobility and wheelchair friendly, residents lounge, gardens and laundry room. Service Charge: £166.48 per month covering; Resident scheme manager, buildings insurance, window cleaning, communal decoration, lighting, gardener and lift. Length of lease: 125 years from March 1988. (expires march 2113) - 92 years remaining.



Off Road

1 Parking Space

A number of parking spaces available on a first come first served basis, with additional on-road parking nearby.

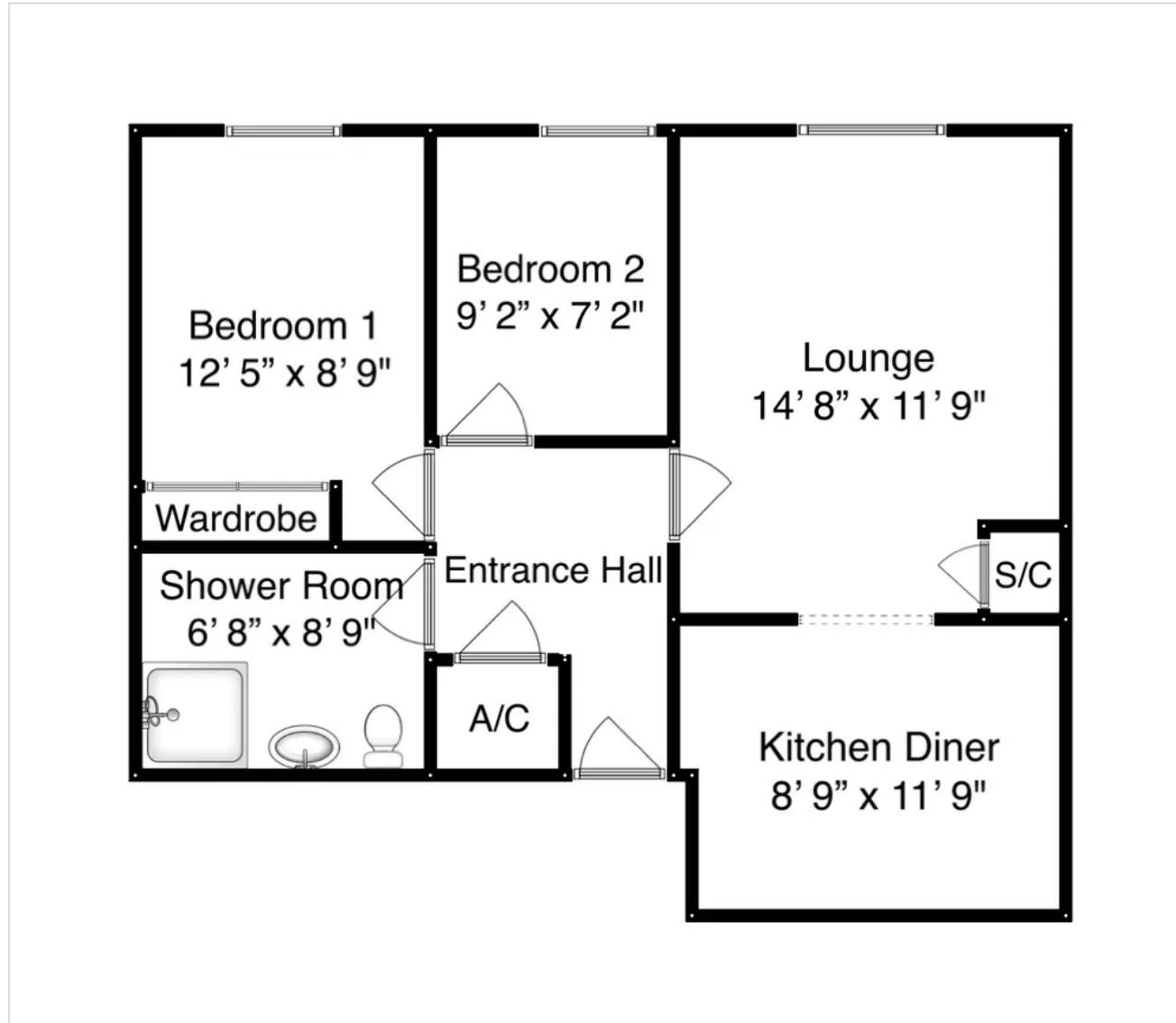








All



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