



**SAMPLE
MILLS**

**Milton House
Church Road
Newton Abbot
Devon**

£82,500
LEASEHOLD





Milton House, Church Road, Newton Abbot, Devon

£82,500 Leasehold

An opportunity to purchase a second floor 1 bedroom Apartment situated just off the town centre of Newton Abbot providing easy access for all local facilities. There is a bus route outside the property and has easy access for Forde Park, Sainsburys and Decoy Country Park.

The accommodation internally comprises entrance hallway, lounge, kitchen, bedroom and shower room. The property has electric heating.

The property also benefits from a communal lounge where gatherings take place, community meets regularly. There are various trips and outings that take place and organized through the community. There is a resident House Manager available. The property is warden controlled. There is a separate laundry room and a separate guest room that can be booked by appointment and refuse area.

For those seeking a warden controlled flat that is in a highly desirable area, providing easy access for all facilities. The property is sold with **NO CHAIN** and viewing is highly recommended.



Communal Entrance Hallway

Lift and stairs leading to the second floor. Door to:

Hallway

Communal phone. Alarm pull cord. Coving to ceiling. Built-in airing cupboard with tank and shelving, fuse box and consumer box. Doors off to:

Lounge – 19'0" x 10'7" (5.79m x 3.23m)

Double glazed tilt and turn window to the side, views over. Recessed box bay window looking over the front with views over the surrounding area towards Milber, Newton Abbot and Forde Park. Feature fireplace surround with marble insert, hearth, mantle over, electric fire. Electric wall mounted Dimplex Economy 7 heater. Arch through to:

Kitchen – 7'11" x 5'4" (2.41m x 1.63m)

Range of fitted base units with stainless steel oven and 4 Ring hob over. Range of wall mounted cupboards. Part tiled walls. uPVC double glazed window with views over. Stainless steel drainer 1½ with mixer tap. Built-in fridge. Storage cupboards below. Wall mounted cupboard.

Bedroom – 13'5" x 8'10" (4.09m x 2.69m)

Built-in wardrobes with mirror fronted doors, hanging rails and shelving. Bedside cabinets. uPVC double glazed window with views over the surrounding area towards Milber, Aller Park and over towards Forde Park.

Shower Room

Low level WC. Wash-hand basin. Fixed mirror. Shaver light and socket. Access to loft area. Heater.

Communal Areas

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Agents Notes

Council Tax Band: B

EPC Rating: C

Lease: Expires 25th March 2088

Ground Rent: £219.98 for period 01/03/19 to 31/08/19

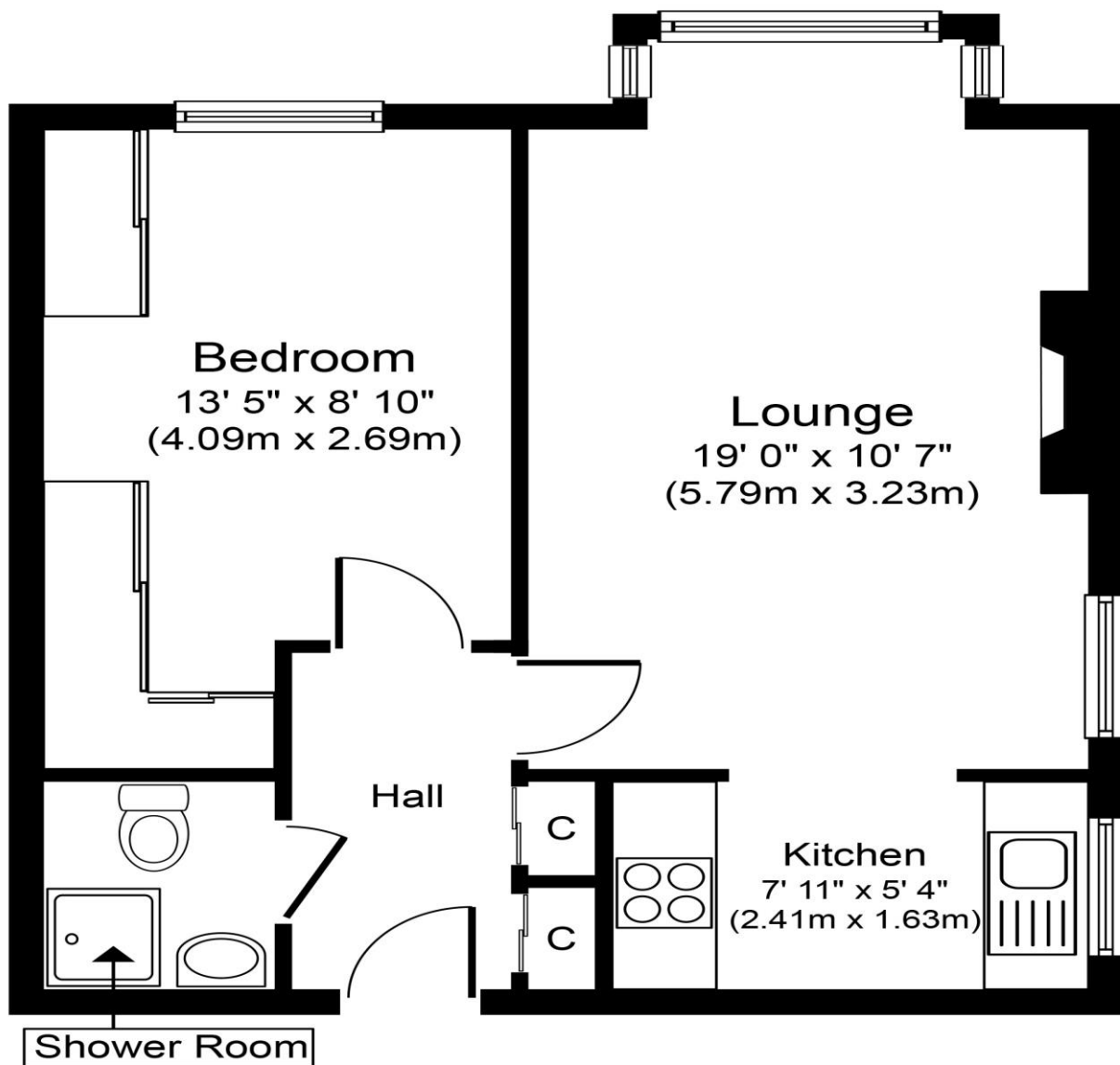
Service Charge: Service charge TBC

Age Restriction: Over 60 years of age

Directions

From our Newton Office continue along East Street, turning right into Church Road and continuing for some distance where Milton House can be found on your right hand side.





Approximate Floor Area
450 sq. ft.
(41.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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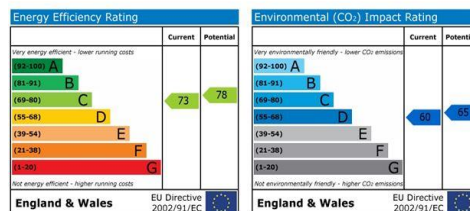
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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