

Apartment 22, Flete House, Ermington, PL21 9NX

Luscombe Maye
Estate Agents







Apartment 22, Flete House, Ermington, South Devon, PL21 9NX

Guide price £155,000

Apartment 22 is a delightful and well proportioned apartment located on the second floor of the main building which can be accessed via the main staircase or the lift. A door from the main corridor leads into the light and cosy sitting room with it's leaded light granite mullion window over looking the rooftop towards the lawns at the rear of the house. A door leads through into a modern kitchen/breakfast room, comprehensively fitted with a range of base and wall units with ample worksurfaces and integrated appliances including fridge, oven and washer/dryer. A door from the kitchen leads though into an inner hall which gives access to the bathroom with bath and separate shower and further to the spacious bedroom.

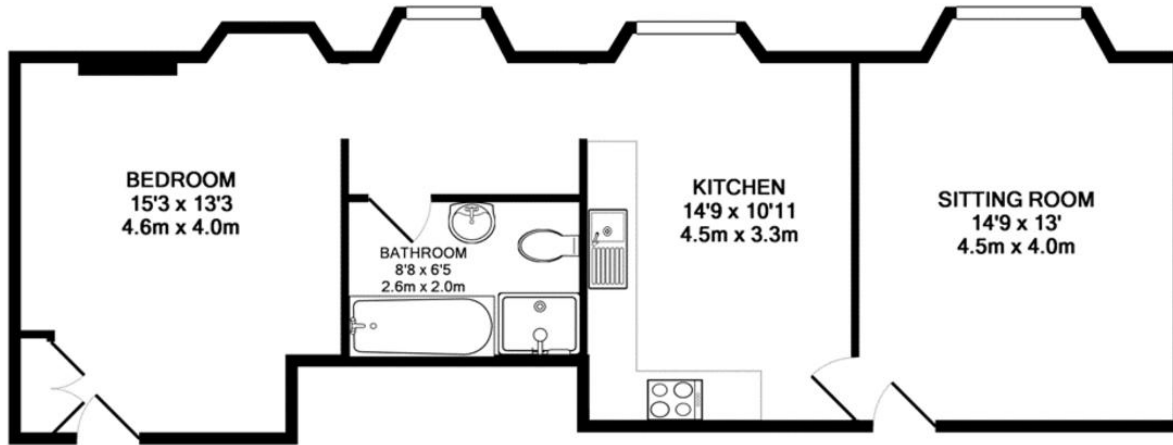
The owners of the apartments at Flete House have unlimited access to the stately rooms within the main building including the dining room, drawing room, billiard room and the magnificent and well stocked library with its four "Burne-Jones" stained glass windows. A hard surfaced tennis court, croquet lawn, Italianate and water gardens and grounds extending to some twelve acres are tended for your enjoyment by the skilled ground staff.

Please see our dedicated Flete House brochure for more information on the facilities and lifestyle opportunities available at this unique and historic property.

A super one bedroom apartment situated within the beautiful Grade I Listed Flete House. Ideal lock up and leave or permanent home. Retirement property exclusively for the over 55's.

- Grand shared spaces
- Twelve acres of gardens and grounds
- Tennis court and croquet lawn
- 24 hour staff presence
- Good sized kitchen/diner
- Bathroom with bath and separate shower
- Situated on the second floor
- Accessed by staircase or lift

3 Church Street, Modbury, Ivybridge,
Devon, PL21 0QW
Telephone 01548 830831
modbury@luscombemaye.com
www.luscombemaye.com



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2012



SERVICES

The apartments are served by central heating, mains water and electricity, the cost of which is included within the service charge.

COUNCIL TAX

The property is in council tax band C.

TENURE

Leasehold with a 99 year lease from 2004. Negotiations are currently taking place for an extension to the lease. Further details are available from the agents.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Totnes, TQ9 5NE. Tel: 01803 861234

VIEWINGS

Viewing strictly by appointment with Luscombe Maye Modbury 01548 830831

MAINTENANCE & SERVICE CHARGES

The current service and maintenance charge is £1277.31 per calendar month.

This charge is made up of costs common to all the apartments such as buildings insurance, maintenance, ground rent, gardening staff, cleaning staff, 24 hour security and 'concierge' staffing, window cleaning etc.

In addition to all this, most of the household utility bills are included, for example, electricity, lighting, central heating, water and drainage. Apartment owners are responsible for telephone and council tax charges.

Reserve fund contribution is payable on resale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	79	66	66



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.