



APARTMENT 18

Flete House, Ermington
South Devon
PL21 9NX

Guide Price £160,000

An elegant one bedroom luxury apartment situated on the second floor and beautifully appointed throughout. Large granite mullion windows, space and light makes this a perfect place to relax and enjoy the facilities of Flete House.

- Exclusively for the over 55's
- Historic Devonshire Mansion
- Set in 12 Acres of Grounds
- Private and Exclusive Location
- Grade I Listed
- One Bedroom Luxury Apartment
- Beautifully Appointed Throughout



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SITUATION

Set deep in the rolling hills of South Hams in Devon, a couple of miles away is the picturesque Georgian town of Modbury, at the heart of the South Hams and the vibrant waterfront city of Plymouth is just ten miles to the west.

FLETE HOUSE

Flete House is set in unspoilt rolling parkland punctuated by magnificent oaks and other centuries old trees, overlooking the beautiful Erme Valley as the tranquil river meanders towards its estuary a couple of miles downstream. From the terraces are breathtaking views towards Ermington and Dartmoor. This splendid house was the family seat of the Mildmays. The earliest parts date back to Elizabethan times. In the 1870s the house was greatly enlarged by Norman Shaw.

Set in 12 acres of landscaped grounds, the house and stables have been impeccably restored and refurbished and now comprise 29 exclusive self-contained serviced apartments. Flete House is designed for a relaxed lifestyle in a stylish and tranquil environment. The apartments may be used as a main home or a 'lock up and leave' home for those who travel, or perhaps have another residence abroad.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements



APARTMENT 18 ACCOMMODATION

HALLWAY

With doors to principal rooms. At one end of the hall is an excellent storage cupboard and a door opens to:-

SITTING ROOM

With fabulous granite mullion windows right across one wall, giving views of woodland, parkland and far beyond to the town of Modbury in the distance. The room is large and spacious and is extremely light. From this room a door opens to:-

KITCHEN

With a range of fitted units beneath a worksurface and further wall mounted units. Fitted Bosch dishwasher. Fitted refrigerator. Fitted electric oven and hob with filter extractor over. At the other end of the corridor is:-

BEDROOM

A good sized double bedroom with west-facing stone mullion windows looking out over the stable block and grounds. Excellent range of fitted wardrobes with fitted cupboards above and fitted bookshelves, providing plenty of storage.

BATHROOM

A good size with large glass screen shower, wash hand basin and WC fitted into a vanity unit. Granite mullion window with opaque panes to the grounds of the property. Heated towel rail.

Modbury

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SERVICE AND MANAGEMENT CHARGES

The current service and maintenance charge is £1030 per calendar month. This charge is made up of costs common to all the apartments such as buildings insurance, maintenance, 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.

TENURE

Leasehold with a 99 year lease from 2004.

DIRECTIONS

From Luscombe Maye's office in Modbury, take the A379 towards Plymouth, for about two miles; just after crossing the Erme at Sequers Bridge, the entrance to Flete House will be seen on the left hand side. Turn in between the fine stone gateposts and follow the road through the park and up hill, through another grand stone entrance into the large car park for residents and visitors.

