



Luscombe Maye

Since 1873

Apartment 22, Flete House, South Devon

Guide Price £99,000

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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.

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

SERVICE & MAINTENENCE CHARGES The current service and maintenance charge is £1482.91 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.

There is a sales administration fee payable to the head lessor (Audley) on resale which is in addition to estate agent and legal fees.

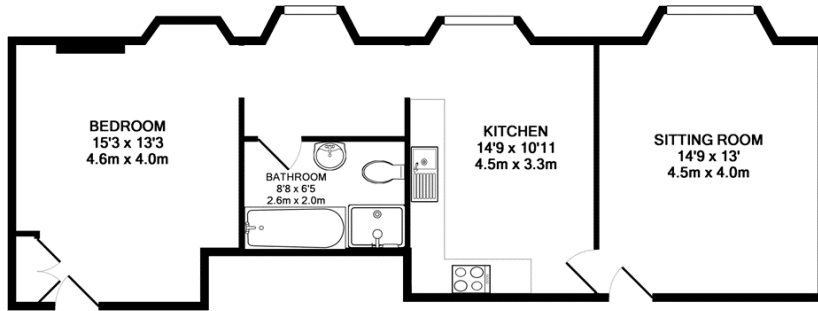
There is a Reserve fund contribution payable on resale, which is in addition to any recovered through the service charge.

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.





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.
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- Super one bedroom apartment
- Bathroom with bath and separate shower
- Accessed by staircase or lift
- Twelve acres of gardens and grounds
- EPC Rating C
- Good sized kitchen/diner
- Situated on the second floor
- Grand shared spaces
- Tennis court and croquet lawn
- Retirement property exclusively for the over 55's

