



LEMON COURT | NEWTON ABBOT |

ASKING PRICE £600,000



PROPERTY | LETTINGS | FINANCIAL SERVICES

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LEMON COURT | NEWTON ABBOT | DEVON

A rare opportunity to acquire a residential investment comprising of six recently constructed one bedroom architecturally designed apartments located in the popular market town of Newton Abbot. The investment at present grosses £38,000 per annum from the six apartments. On the ground floor there are two apartments with decked balconies overlooking the River Lemon. To the first floor and the top floor there are a further two apartments. There are communal gardens and drying areas, although the development does not have parking and is directly opposite the cricket field car park, where permit parking can be arranged via Teignbridge District Council. The property was developed by local developers last year and was completed under an architect's certificate to a high specification. Also, has the benefit of under floor heating, double glazing, modern fitted kitchens and bathrooms. Since completion the property is being fully occupied on assured, short hold tenancy. A typical example of the apartments is listed below with a floorplan, all apartments are very similar but do vary slightly. A full set of drawings are available upon request.

DESCRIPTION

A rare opportunity to acquire a block of six one bedroom architecturally designed apartments located in the heart of the popular market town of Newton Abbot. This innovative design offers spacious apartments that have to be viewed to be appreciated.

COMMUNAL ENTRANCE HALL

A communal door leading to entrance hall, staircase leading to first floor emergency lighting fire and smoke detectors and doors to ground floor flats.

ENTRANCE HALL - 3'10" x 8'11"
(1.17m x 2.72m)

Video entrance phone, wall mounted underfloor heating programmer and zone thermostat. Door to storage cupboard housing manifold for underfloor central heating and electrical consumer unit and gas stop cock. Door to main living area

LOUNGE/ KITCHEN/ DINER - 10'8" x 16'9" (3.25m x 5.1m)

Double glazed patio door with glazed

unit to either side overlooking the River Lemon leading to a raised deck area, telephone point sky aerial and digital point linking to master bedroom inset chromium plated spot lights controlled from a touch panel dimmer and fitted vertical pleated blinds. The kitchen area comprises of ceramic non slip tiled, floor double glazed window again overlooking River Lemon. This stylish modern kitchen has ample storage, space built in fridge and freezer, dishwasher and washer dryer, built in gas hob and extractor fan over, wall mounted Baxi combi boiler servicing hot water and central heating integrated.

BEDROOM - 11'5" x 8'7" (3.48m x 2.62m)

Window to rear elevation, television aerial point, telephone point, inset ceiling spotlights and fitted vertical blinds. Door to

EN-SUITE

Non slip ceramic tiled floor modern white suite with thermostatically

controlled mixer tap shower with tiled surround, close couple WC and flush, wall mounted heated, towel rail, fitted basin vanity unit with storage draws and cupboard under with mirror behind and lighting over, and an obscure window to rear elevation. A fitted roller blind and an electrically operated extractor fan.

OUTSIDE COMMUNAL AREA

A shared courtyard with bin store and walk way only one minutes walk from Newton Abbots town centre

ACCESS TO PARKING

Opposite this development is cricket field car park which we understand has free parking from six pm onwards, there is also the opportunity to arrange a parking permit with Teignbridge District Council.

DIRECTIONS

From Newton Abbot train station continue towards the town centre passing Argos on your right take the next right in to Albany Road the first right again into Gladstone Place then take the first left into the Service Lane leading to Riverside Mews.

LOCATION

The property is located in a thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

SERVICES:

Interested parties are invited to make their own enquiries to the relevant authorities as to the availability of the services.

LOCAL AUTHORITY:

Teignbridge District Council

COUNCIL TAX BAND:

A

TENURE:

Freehold

POSTCODE:

TQ12 2FE

VIEWING:

Strictly by appointment with Complete Property Services Telephone 01626 362246

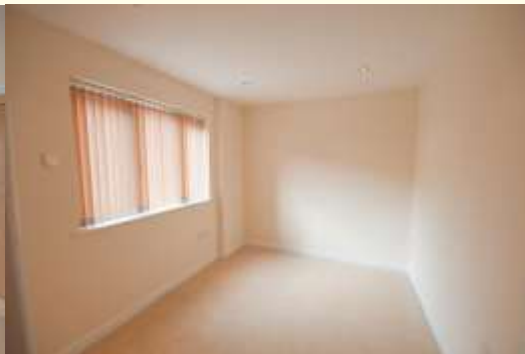
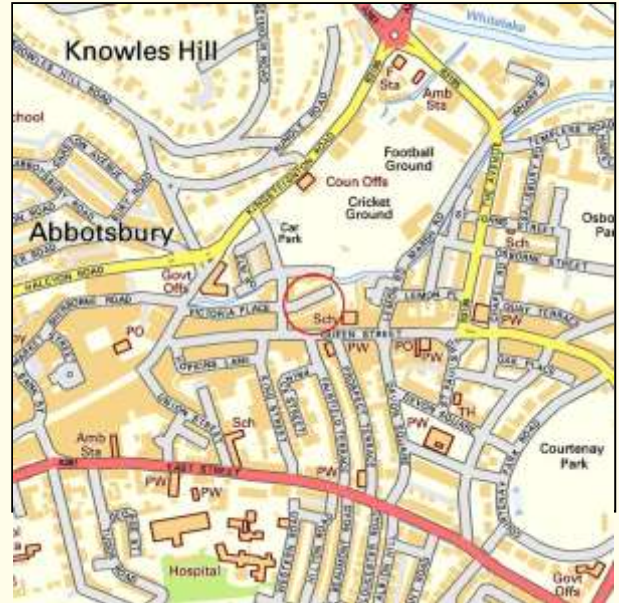
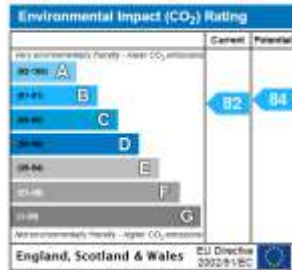
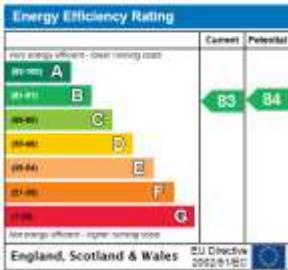
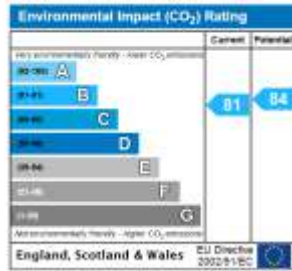
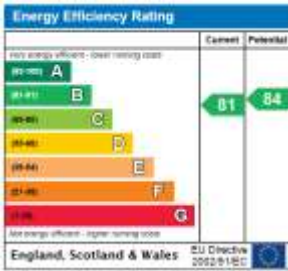
- RESIDENTIAL INVESTMENT PROPERTY
- SIX ONE BEDROOM APARTMENTS
- FULLY LET UNDER AN ASSURED SHORT HOLD TENANCY
- GROSS INCOME OF £38,000 PER ANNUM
- DOUBLE GLAZED AND CENTRAL HEATED
- ONLY CONSTRUCTED IN 2009
- TOWN CENTRE LOCATION
- VIEWING HIGHLY RECOMMENDED

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.



Agent's Note: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

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