



## Milton House, Newton Abbot

- Virtual Tour/Online Viewings Available
- Purpose Built Retirement Apartment
- 2 Bedrooms
- Communal Facilities
- House Manager
- Highly-Regarded Development
- Convenient for the Town Centre
- Viewings Recommended

Asking Price:

**£120,000**

**Leasehold**

EPC RATING: C76



# 18 Milton House, Church Road, Newton Abbot, TQ12 1FD

A superb, purpose-built retirement apartment for the over 60s, situated within sought-after Milton House in Church Road, Newton Abbot. Thought to be the largest apartment at the development, the property is located on the first floor and offers completely self-contained accommodation. Peace of mind is offered by way of an intercom system and pull cords in the event of an emergency, either connecting to the resident house manager of a central control office.

Milton House is located on a timetabled bus route around half a mile from Newton Abbot's well-served town centre and railway station. Development communal facilities include a spacious residents' lounge where meetings and activities are held, a laundry and well-kept gardens with benches and seating areas.

**Accommodation:** The accommodation is approached through a communal entrance with security buzzer into a communal reception area with ornamental pond and stairs and lift providing access to the first floor and the apartment's own front door. Stepping inside, there is an L-shaped hallway with walk-in airing/broom utility cupboard off. A good sized living room has a modern fitted kitchen off. There are 2 bedrooms, the master with a comprehensive range of fitted furniture and a bathroom/WC.

**Gardens:** Well-maintained communal gardens with seating.

**Agents Notes:**

**Council Tax:** Currently Band B

**Service Charges:** £255.00 per calendar month

**Ground Rent:** £244.00 every 6 months

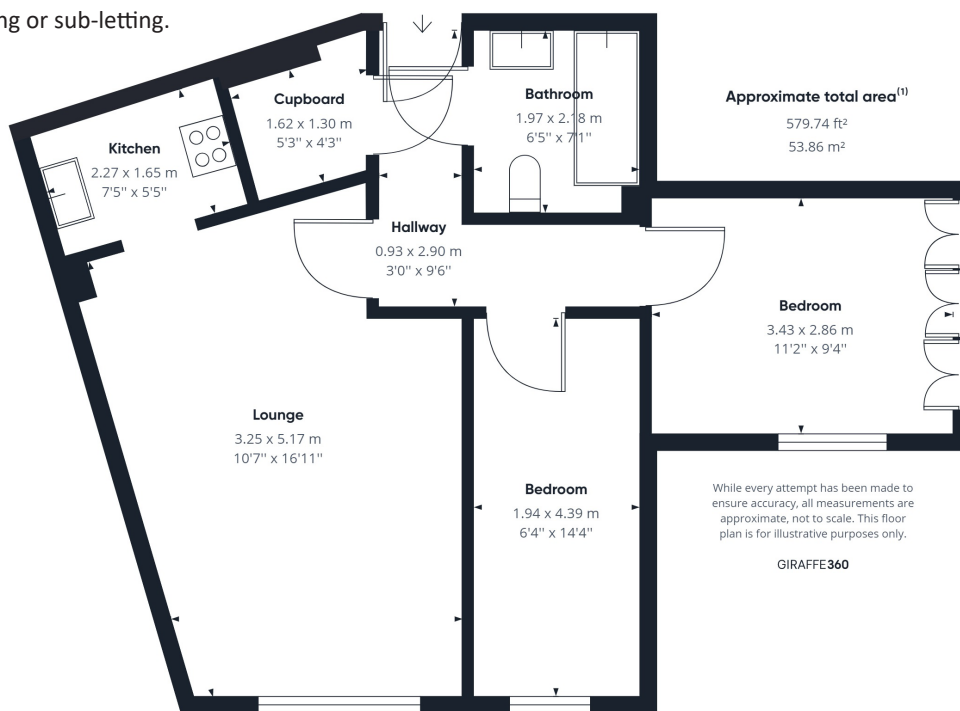
**Review Period:** Annually.

**Lease:** 99 years from 1988

**Age Restrictions:** Over 60s

**Event fees** are payable to the freeholder when selling or sub-letting.

## Floor Plans - For Illustrative Purposes Only



## Directions

From the Penn Inn roundabout at Newton Abbot. Take the A381 heading into the town centre. Keep left and continue straight ahead at the first set of traffic lights. Take the fourth left into Church Road. Continue straight ahead and Milton House can be found at the end of the road on the right.

## Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.