

1 Bed Apartment In Chicory Close , Newton Abbot, TQ12 1UD

£137,500



Ref:16777





## SHORT DESCRIPTION

Property Ref: 16777 A one-bedroom first floor apartment situated within a modern residential development on the outskirts of Newton Abbot, completed in 2019 and still benefiting from the remainder of a 10-year new build warranty. The apartment faces onto the green spaces of the development rather than neighbouring properties, giving the main living areas a more open outlook, additional privacy and plenty of natural light throughout the day. The accommodation includes an open-plan kitchen and living space, double bedroom, bathroom and built-in storage cupboard. The living area provides space for both lounge and home-working furniture, while the bedroom accommodates double wardrobes alongside the bed layout. The kitchen includes integrated appliances comprising a fridge freezer, dishwasher, washing machine, gas hob, electric oven and extractor hood. The property has an EPC rating of B and benefits from double glazing, gas central heating, allocated parking, communal bike storage, external bin stores and full fibre broadband availability. The apartment is presented in excellent condition throughout and is ready to move straight into, making it well suited to first-time buyers, professionals or buy-to-let investors seeking a modern, low-maintenance property. Additional information: - Council Tax Band A - Teignbridge District Council - Approx. 119 years remaining on lease - Ground rent currently £100 per annum - Service charge and building management costs approximately £1,594 per annum, including building insurance - One allocated parking space Conveniently located for access to Newton Abbot town centre, transport links and local amenities. Property Type: Apartment Full selling price: £137500.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 119 Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £1594.00 Council tax band: A EPC rating: B Measurement: 506 sq.ft. Outside Space: Communal Garden Parking: Allocated Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



**Bed Room(s)**



**Bath Room(s)**

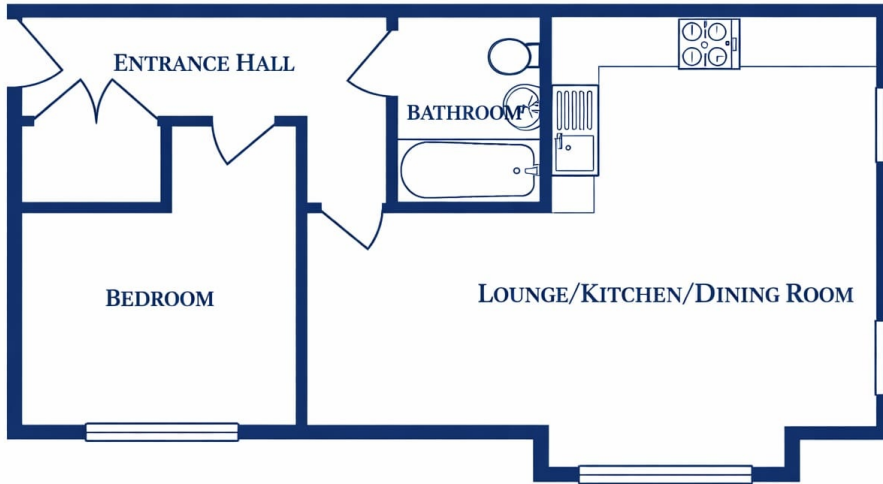


**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

506 sq.ft. (47.0 sq.m.) approx.



## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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