

## 6 The Manor House (Totnes)

Coronation Road, Totnes, Devon, TQ9 5DF



**PRICE: £210,000**

**Lease: 99 years from 1988**

### Property Description:

#### **A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT**

The Manor House retirement apartments have been constructed around the original building to form a series of courtyards with landscaping and paved areas. The Manor House was constructed by Rockeagle Homes and comprises 35 properties arranged over 2 floors.

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

- Residents' lounge
- 24 hour emergency Appello call system
- Development Manager
- Lease 99 years from 1988
- Minimum Age 60



**For more details or to make an appointment to view, please contact  
Rachel Hazell**

## Flat

Approx. 54.7 sq. metres (589.1 sq. feet)



Total area: approx. 54.7 sq. metres (589.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

www.EPC4U.COM

### For Financial Year Ending:

**31/08/2024**

**Annual Ground Rent:**

**£153.00**

**Ground Rent Period Review:**

**Next Uplift 2032**

**Annual Service Charge:**

**£3709.28**

**Council Tax Band:**

**C**

**Event Fees:**

**0.2% Transfer**

**0% Contingency**

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