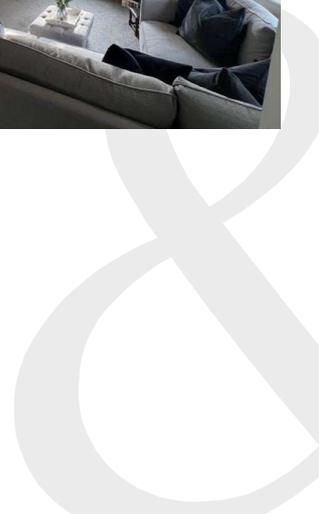




Queen Street, Newton Abbot  
Offers in the Region of £165,000 Leasehold



# Apartment 14, Queens Gate, Newton Abbot, TQ12 2EY

Located in the recently converted Queens Gate development and overlooking Courtney Park, this stunning first floor apartment is offered with no forward chain and is ideally positioned for the train station.

With easy access to the towns comprehensive array of amenities and thriving high street along with excellent transport links via both road and rail, this spacious apartment comprises of an entrance hall, an open plan style lounge diner and fitted kitchen along with one double bedroom and a lovely bathroom. There is also a communal roof terrace and private parking for one car.

Newton Abbot enjoys a thriving town centre with an excellent selection of primary and secondary schools along with the newly opened UTC College. There are two superstores and excellent transports links to Exeter, Plymouth and Torbay along with a mainline train station to the capital. For the outdoor lovers, the south Devon coastline with its picturesque beaches and Dartmoor National Park are both within easy striking distance.

This property makes an ideal first time buy or private purchase and is offered with no forward chain.

## Approach

From Queen Street there is a security door with entry system to communal hall with post boxes. Door to inner hall with stairs to the first floor, lift and access to the car park at the rear. Stairs rise to the second floor with a door accessing the communal roof terrace.

On the first floor, private door to Apartment 14.

## Entrance Hall

Consumer unit and doors to all rooms. Door to

## Open plan Lounge, kitchen and dining area. 26'4" (8.03m) Into Recess x 17'1" (5.21m) Max

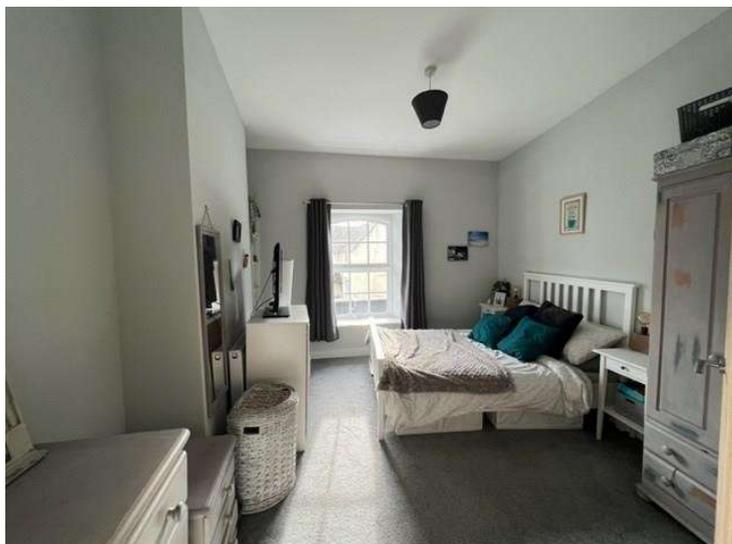
L shaped room with maximum measurements used. Double glazed window to the side aspect, double glazed window to the front aspect, both looking over to Courtney Park. In the kitchen area there is a stunning feature curved double glazed window overlooking the train station and benefiting from a window seat below.

Two radiators and useful storage cupboard with power points. Television and telephone aerial point.

Opening into the kitchen with matching base and eye level high gloss grey units with square worktops with matching upstands. Inset sink unit with mixer tap above and drainer to one side. Four ring gas hob with oven below, and stainless steel splashback and canopy above. Integrated washer dryer and fridge freezer. Concealed gas fired boiler supplying the central heating system and providing domestic hot water.

## Bedroom One 12'5" (3.78m) x 10'9" (3.28m)

Double glazed window to the front aspect, overlooking the train station. Radiator and television aerial point.



### Bathroom

The modern bathroom comprises of a panel bath with tiled surround and mixer tap above, along with a mixer `rain shower` with hand held attachment and glass shower screen. Vanity unit with basin and concealed cistern WC and storage below. Illuminated vanity mirror. Part tiled walls, tiled floor and chrome effect ladder style heated towel rail. Extractor fan.

### Outside

On the second floor there is access to a communal roof terrace with a pleasant outlook over Courtney Park. At the rear of the building there is a private car park with an allocated parking space for Apartment 14.

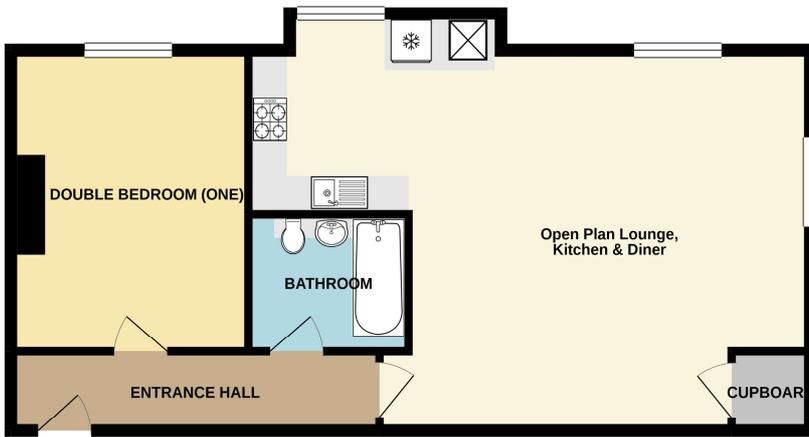
### Agents Note

We understand that the lease is 999 years from 2019. The monthly charge is c£87.00 pcm which includes the service charge, ground rent, building maintenance and building insurance.

Council Tax Band: Band A



GROUND FLOOR



FIRST FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Saunders & Lingard estate agents



www.saundersandlingard.co.uk



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