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1 ST ELMO LODGE

SALCOME

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TQ8 8JP



1 ST ELMO LODGE

GROUND FLOOR

Entrance Hallway | Kitchen | Lounge/Dining Room | Bedroom 1
With En-suite Shower Room | Bedroom 2 | Family Bathroom

EXTERNAL

One Parking Space | Large Balcony With Sea Glimpse



“A well presented 2 bedroom apartment with views of North Sands Beach”...

As you step through the front door, you are greeted by a welcoming entrance hallway that sets the tone for this delightful residence.

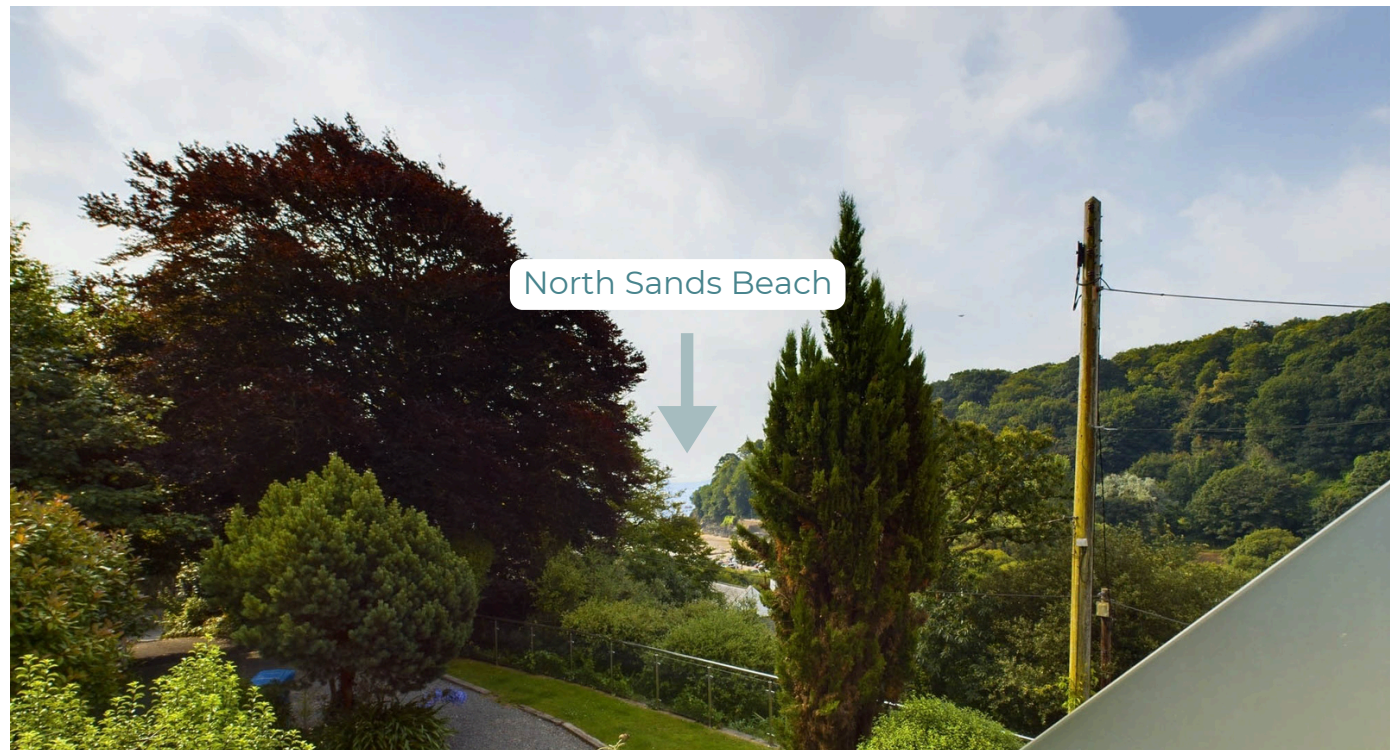
- Walking distance to North Sands Beach
- Currently Utilised As A Successful Holiday
- Spacious Accommodation
- Two Parking Spaces

The hallway leads you to the kitchen, equipped with cupboards, providing ample storage space. It features a built-in oven and an electric hob. From the kitchen, you enter the living and dining area, which offers a versatile space for relaxation and entertaining. Doors open onto a charming balcony.

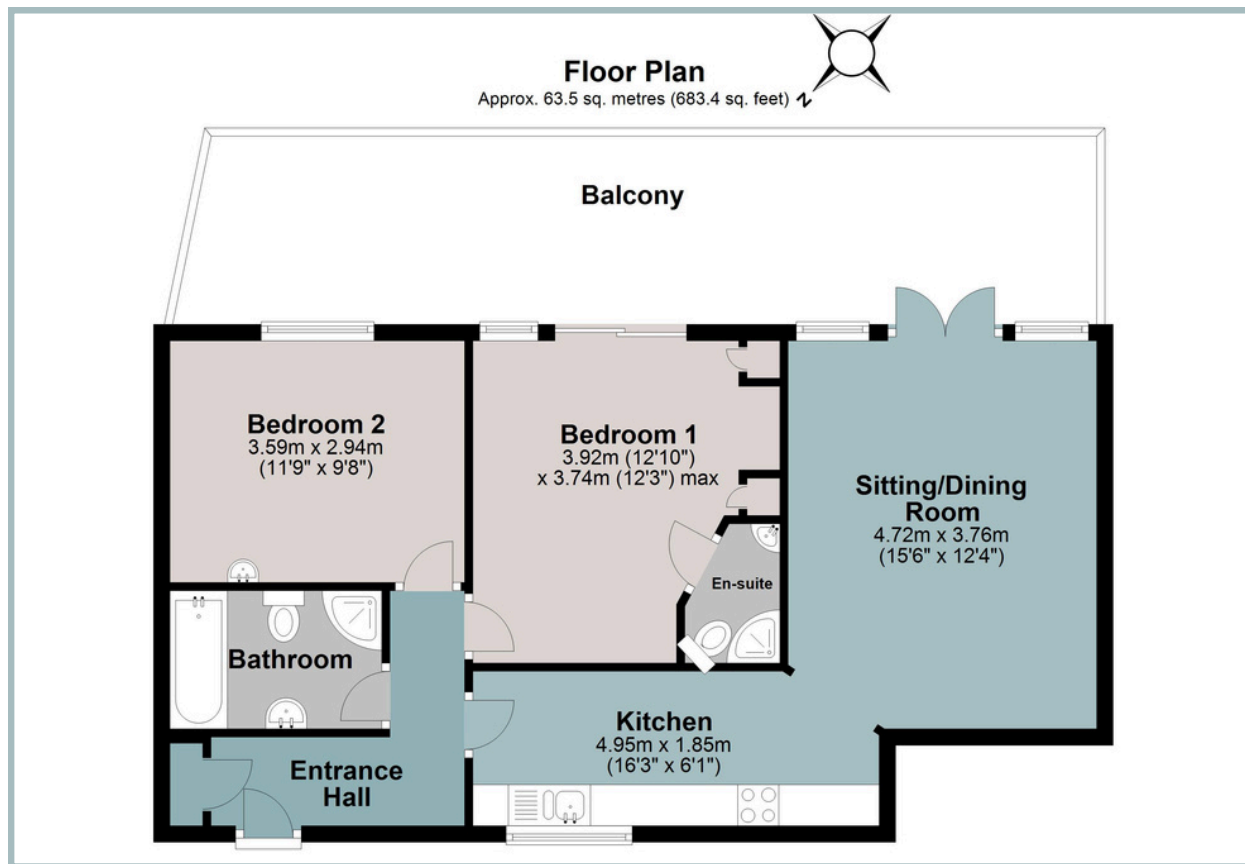
Continuing through the apartment, you will find two well-appointed bedrooms. The master bedroom boasts built-in storage, an ensuite shower room, and a sliding door that opens onto the balcony, allowing you to enjoy the views right from your bedroom. The second bedroom is a cosy twin room with a large window, filling the space with natural light. Adjacent to this room is the family bathroom, which features both a separate shower and a bath.

The balcony is tiled and provides a stunning view of North Sands Beach, making it a perfect spot for morning coffee or evening relaxation. Outside the property, there is a convenient storage cupboard, currently used for bin storage. Steps down from the front of the property lead you to one dedicated parking spaces, offering added convenience and ease of access.

St. Elmo Lodge offers a perfect blend of modern amenities and stunning views, making it an ideal home for those seeking comfort and style by the beach.



TOTAL APPROXIMATE AREA: 63.5 SQ METRES 683.4 SQ FT



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Tenure: 199 year lease from 31st January 1986 with a share of the Freehold.

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, Water and Drainage. Gas Central Heating.

Ground Rent: £25.00 Per Annum

Service Fee: The service charge is split three ways between St Elmo Court Properties numbers 1-3 and is payable as and when required. There is a payment for buildings insurance per annum being 1/3rd of the total cost. Approx: £701.33 per apartment. There is a management company set up (St Elmo Lodge Salcombe Maintenance Company LTD) however all three apartments manage the building together.

EPC: Current C (75) Potential C (78)

Viewings: Very strictly by appointment only

Location: The highly sought after Salcombe lies at the heart of the South Hams region, an 'Area of Outstanding Natural Beauty'. Renowned for its crystal clear turquoise waters along the estuary, a wonderful selection of local and independent shops, restaurants and public houses, boat parks, with slipways and mooring pontoons at Batson and Shadycombe Creeks. Local run events including the Salcombe Regatta, food and music festivals and the annual Crab festival. With its own microclimate, you could be anywhere in the world!

Directions: As you arrive in Salcombe from Kingsbridge, go straight through the crossroads and continue along Main Road, which curves around the hill. At the next significant junction, make a right turn onto Sandhills Road. Follow this winding road nearly to its end, where you will see the entrance to St Elmo Court on your right. Continue to the bottom level of the car park and park in the spaces marked St Elmo Lodge. Go up the steps and the property will be on your right.

Kingsbridge 6.1 miles - Totnes 20 miles (Railway link to London Paddington) - Dartmouth 20.4 miles