



HARRIET GEORGE



5 SPION LODGE APARTMENTS

Bennett Road | Salcombe | TQ8 8JJ

Guide price £2,250,000

5 Spion Lodge Apartments | Bennett Road | Salcombe

- **Exciting brand new development**
- **High specification throughout**
- **South facing with wonderful 180 degree water views**
- **Contemporary stylish accommodation**
- **Convenient for the town and harbour**
- **2 Underground parking spaces with storage lockers**
- **Electric car charging points**
- **Lift**
- **10 Year Warranty**
- **Completion anticipated Spring 2023**

SITUATION AND DESCRIPTION

A magnificent duplex apartment occupying the top two floors of this exclusive brand new development of 6 apartments with outstanding estuary views.

South facing and in a perfect location, out of the hustle and bustle yet easily accessible to all the wonderful amenities that this charming seaside town offers, the contemporary accommodation has been designed to take full advantage of the panoramic sea and estuary views.

On the lower floor are 4 bedrooms, one of which opens to a balcony with breathtaking water views and two others have direct access to a side terrace. All the bedrooms have fitted cupboards. On the top floor is an open plan kitchen living room with vaulted ceiling and doors opening onto a sun terrace. On this floor there is also a utility room with separate cloakroom.



The apartment also benefits from a sun terrace at the rear with steps that lead up to a private garden.

At ground floor level is an undercover car park where the apartment has two allocated parking spaces and a pair of storage cupboards. A lift in the car park provides access to every level of the building.

Designed with attention to detail, 5 Spion Lodge will provide the discerning Salcombe buyer with fabulous water views, extensive outside space, parking and only a short distance from the bustling town and harbours.

TENURE

Leasehold for a term of 999 years with a share in the freehold.

SERVICES

Mains water, drainage and electricity. Water and heating will be provided via a renewable energy ground source heat pump system. Underfloor heating throughout.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

VIEWING

Strictly by appointment with Harriet George Properties Limited.

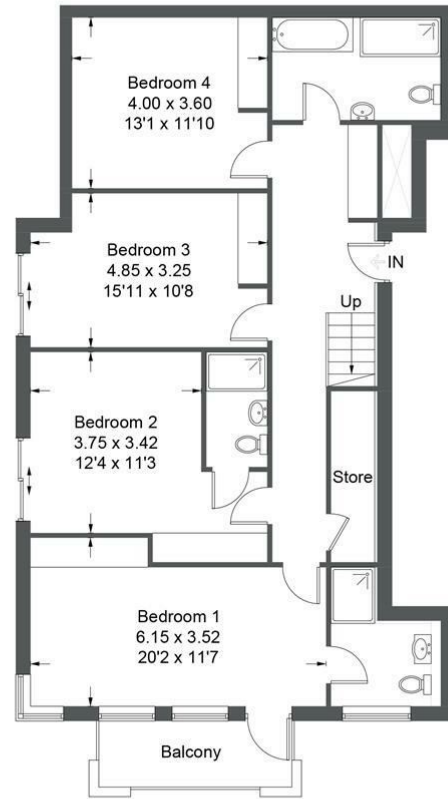
DIRECTIONS

From the centre of Salcombe proceed past the Salcombe Harbour Hotel and then fork right into Bennett Road. The entrance to Spion Lodge will be found on the right hand side.



Spion Duplex

Approximate Gross Internal Area = 185.0 sq m / 1991 sq ft



Level Five - Duplex 5



Level Six - Duplex 5

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID658142)



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