

1 Lytton House St Lukes Road  
Devon TQ2 5PA  
**£920 PCM**

1 Lytton House St Lukes Road  
Devon TQ2 5PA  
**£920 PCM**



2



1



1



D

**Winfields**  
Sales & Lettings

- AVAILABLE FROM 21ST FEBRUARY 2024
- Lounge
- Spacious Hallway with Storage
- Sea Views
- Ground Floor Two Bedroom Apartment
- Dining Area
- Modern Bathroom/WC
- Open Plan Modern Kitchen
- Built in Wardrobes to Both Bedrooms
- Single Garage

#### LOUNGE

12'11" x 13'0"

5'11" x 7'8"

#### KITCHEN

8'11" x 18'6"

#### DINING ROOM/CONSERVATORY

19'5" x 5'9"

#### HALLWAY

7'3" x 11'2"

#### BEDROOM ONE

10'11" x 10'9"

#### BEDROOM TWO

8'2" x 10'10"

#### BATHROOM/WC







# FLOOR PLAN & E.P.C.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC



# Winfields

Sales & Lettings

PAIGNTON  
(01803) 320969

345 aTorquay Road, Preston  
Paignton, Devon TQ3 2EP

EXETER  
(01392) 984126

Francis Louis House,  
Belmont Road, Exeter  
EX1 2HF

BRISTOL  
(0117) 287 2199

13 Harbury Road, Bristol,  
BS9 4PN

[www.winfieldsgroup.co.uk](http://www.winfieldsgroup.co.uk)

 a family-run  
business

