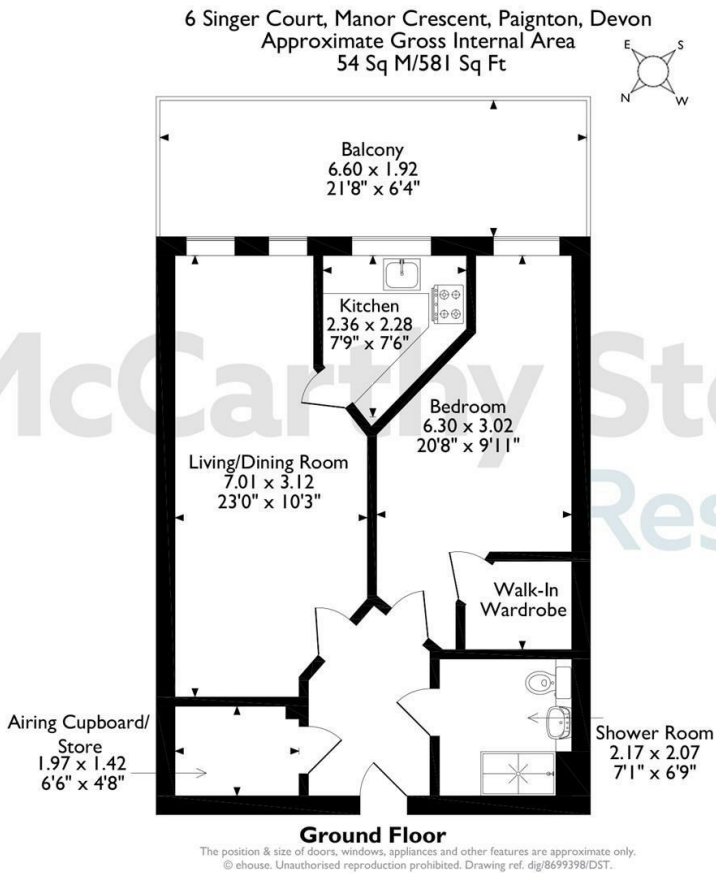
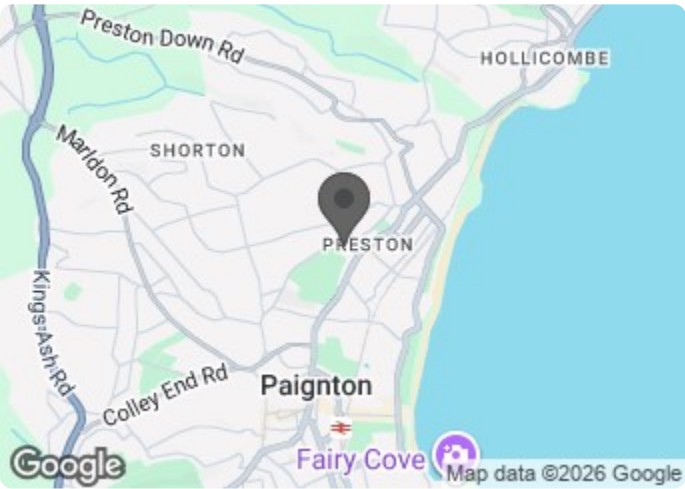


6 Singer Court

Manor Crescent, Paignton, TQ3 2BP



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Asking price £190,000 Leasehold

Positioned close by to the fantastic facilities this retirement development offers, this one bedroom, ground floor apartment also offers a walk out balcony from the spacious living room.

Energy Efficient *Pet Friendly* *Lift Access To All Floors*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Singer Court, Manor Crescent, Paignton, TQ3 2BP

Singer Court
Constructed in late 2014 by award-winning retirement home specialists McCarthy Stone, Singer Court is a striking contemporary styled development offering a ‘Retirement Living’ opportunity for those over 60 years of age. Specifically intended for independent living but with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. The development enjoys excellent communal facilities including a homeowner’s lounge, laundry, scooter store, communal landscaped gardens and a stunning roof terrace with patio furniture and providing a breath-taking vista of the coastline of the English Riviera.

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It’s so easy to make new friends and to lead a busy and fulfilled life at Singer Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, bingo, cheese and wine evenings, and occasional interesting guest speakers. Whilst there is something for everyone there is certainly no obligation to participate and home owners can ‘dip in and out’ of activities as they wish.

The Local Area
Singer Court is located in the desirable Preston district and is tucked out of the way yet within a ‘stones-throw’ of excellent local amenities and with a regular bus service into Paignton Town centre. The development also backs onto Oldway Mansion Gardens - the gardens and Oldway Mansion are often referred to as 'the Jewel in the Crown of Torbay'.
Singer Court is around half a mile walk to the Seafront.

No.6
Located on the ground floor, this well presented apartment offers a south/easterly facing walk out balcony from the living room. The kitchen is well equipped with integrated appliances, the double bedroom has a walk in wardrobe and the bathroom has a level access shower. This lovely apartment is situated in an enviable position as it is located closeby to the laundry room, homeowners lounge, guest suite and the lift that serves all floors.

Entrance Hallway
With a solid Oak-veneered entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in airing cupboard/store with light and shelving housing the Gledhill water cylinder supplying domestic hot water and the ‘Vent Axia’ heat exchange unit. Featured glazed-panelled door leads to the living room.



Living Room
A welcoming room with a fully triple-glazed French door and matching side-panel with window opening onto a balcony. There is a focal point fireplace with an inset flame-effect electric fire, two ceiling light fittings, and a feature glazed panelled door leads to the kitchen.

Balcony
Running the width of the property with ample space for Bistro-styled furniture and potted plants. A glazed balustrade provides an unobstructed view. There are glazed privacy panels to both wings ensuring that this is a perfect place to sit quietly enjoy the view and while away the hours.

Kitchen
Excellent range of ‘Maple effect’ fitted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven, dishwasher and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor and ceiling spot light fitting.

Double Bedroom
A good size double bedroom extending into a recess area having with a triple-glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Two ceiling light fittings.

Shower Room
White suite comprising; walk-in level access shower with a glazed screen, close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point. Electric heated towel rail, emergency pull cord, ceiling spot light, fully tiled walls and floor.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.



1 Bed | £190,000

Service Charge: £2,857.33 per annum (for financial year ending 30/09/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Lease 125 Years from the 1st June 2014
Ground Rent: £425 per annum
Ground Rent Review: 1st June 2029

Additional Information & Services

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

