McCarthy & Stone
RESALES

5 Stover Court East Street, Newton Abbot, TQ12 1GH
Asking price £204,950 Leasehold

For further details
please call 0345 556 4104

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Excellent one-bed GARDEN APARTMENT but in an elevated position with easy access to the FABULOUS COMMUNAL FACILITIES of this retirement living development for the over 55's

INTRODUCTION:
This spacious apartment at Stover Court is located on the ground floor and conveniently positioned for access to all the superb development facilities. This is a really comfortable and welcoming one bedroomed apartment having a spacious living room with French doors to a very pleasant terrace looking onto a small section of the gardens of the development. There is a well fitted kitchen complete with integrated appliances and a modern bathroom with a level access shower. The property benefits from economical underfloor heating hence freeing up valuable wall space and a sophisticated Vent Axia heat exchange system. Private car parking is available with a yearly permit at an annual charge of around £250 per annum for which there may be a waiting list.

Constructed in 2013 by award-winning retirement home specialists McCarthy and Stone, Stover Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 55's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager. The property partly converted from the old Hospital is ideally located within a very short walk of a Sainsbury's store, excellent Doctors Surgery, Pharmacy and the amenities of the Town centre. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store, stunning landscaped courtyard gardens with an unmistakable French flavour. 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 Stover Court; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. 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.

ENTRANCE HALL:
With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and ample shelving and housing both the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit.

LIVING ROOM:
A welcoming room with an attractive triple-glazed French doors opening onto a very pleasant patio area with attractive raised flower beds. There is a focal point fireplace with a modern remote controlled electric fire with both a flame an embers effect. A feature glazed panelled door leads to the kitchen.

KITCHEN:
With a triple-glazed window. There is an excellent range of 'Maple effect' fronted fitted wall and base units with additional cupboards having 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, built-in single oven and concealed fridge and freezer. Extensively tiled splash-backs and fully tiled floor.

BEDROOM:
A super double bedroom with a triple-glazed picture window, walk-in wardrobe with light, ample hanging space and shelving. Two ceiling light fittings.

WET ROOM/W.C.
Modern white suite comprising of a close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a thermostatically controlled adjustable shower. Fully tiled walls and floor, electric heated towel rail, emergency pull cord.

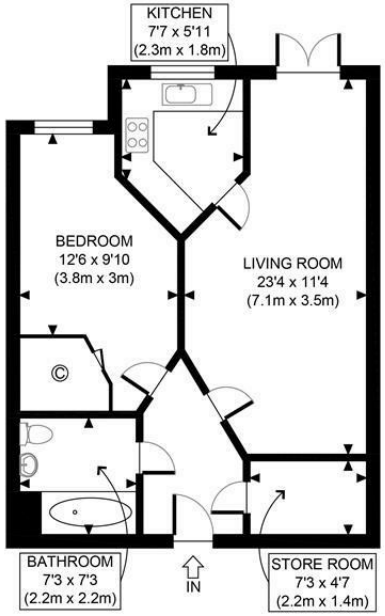
OUTSIDE:
The Living Room provides access to a very pleasant patio area with attractive raised flower beds. A perfect outdoor space with absolutely no concerns about gardening!

LEASE:
125 yrs from 2014

GROUND RENT:
£425 p.a.

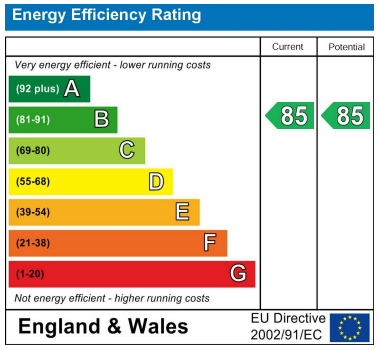
SERVICE CHARGE:
The Service Charge covers the expense of:
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

To find out more about service charges please contact your Property Consultant or House Manager.



GROSS INTERNAL
FLOOR AREA 590 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 590 SQ FT / 55 SQM	Stover Court TQ12
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 20/01/21
	photoplan



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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