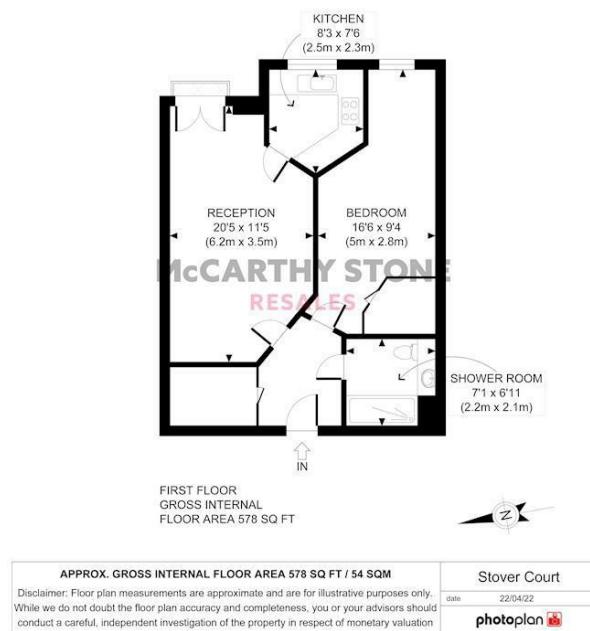


McCARTHY STONE

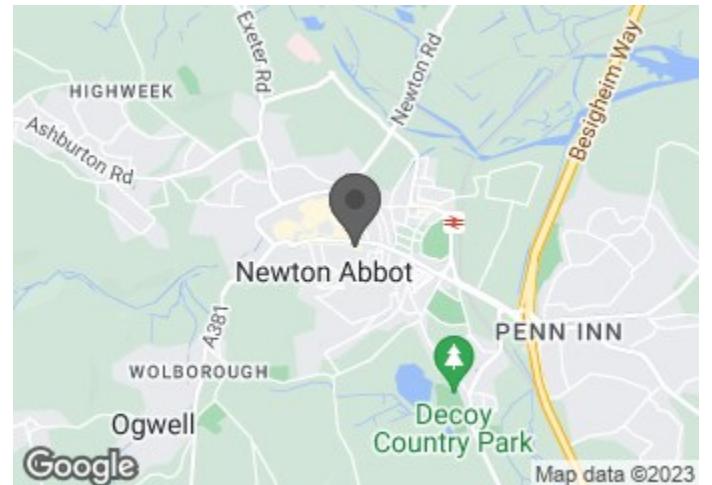
RESALES

23 STOVER COURT

EAST STREET, NEWTON ABBOT, TQ12 1GH



COUNCIL TAX BAND: C



McCARTHY STONE

RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A BEAUTIFULLY PRESENTED upper ground floor one bedroom retirement apartment with a Juliette balcony. Ex show apartment.



ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

EAST STREET, NEWTON ABBOT, TQ12 1GH

1 BED | £180,000

INTRODUCTION:

A stunning apartment at this very popular development. Positioned on the upper ground floor yet convenient to the lift service providing access to the superb development facilities, this one bed apartment was a former show-apartment. Accommodation offers a spacious living room with a pleasant outlook, very well fitted kitchen with integrated appliances and a modern wet room with an excellent level access shower.

Constructed in 2013 by award-winning retirement home specialists McCarthy 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 development, 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 homeowners' lounge, laundry, scooter store, landscaped gardens with an attractive courtyard. 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. The property benefits from economical underfloor heating hence freeing up valuable wall space and a sophisticated Vent Axia system. Private car parking is available with a yearly permit at an annual charge of around £250 per annum (please check with the House Manager for availability).

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 remain as private as they might wish.

ENTRANCE HALL:

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides a verbal link to the main development entrance door. Ample space for hall-style furniture, emergency pull cord, walk-in store/airing cupboard with light, ample shelving, Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' unit.

LIVING ROOM:

A bright and welcoming room with an attractive triple-glazed French door opening onto a Juliette balcony with a pleasant outlook. There is a focal point fireplace with inset electric fire and a feature glazed door leads to the kitchen.

KITCHEN:

With a triple-glazed window. Excellent range of 'Maple effect' units having contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless-steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting. Extensively tiled walls and fully tiled floor.

BEDROOM:

A lovely double bedroom with a large recessed area, having a triple-glazed window, two ceiling light fittings and a super walk-in wardrobe with light ample shelving and hanging space.

SHOWER ROOM:

A modern shower room with a white suite comprising; close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop, mirror, strip light and shaver point over, large walk-in level access shower with glazed screen. Heated towel rail, emergency pull cord. Fully tiled walls and tiled floor.

LEASE:

125 years from June 2014

Ground rent: £425 per annum

Ground rent review date: June 2028

SERVICE CHARGE:

The Service Charge covers the expense of:

- Cleaning of communal windows and exterior of apartment 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
- House Manager

To find out more about service charges please contact your property consultant or house manager.

Service charge: £2,604.49 per annum (for financial year end 31/03/2024).

