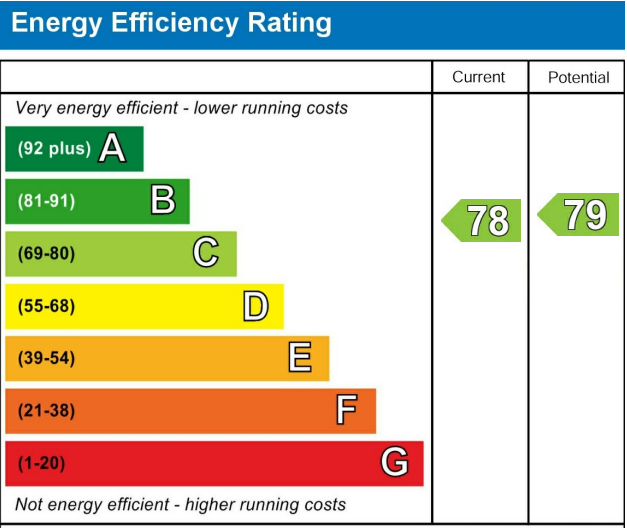


GROSS INTERNAL FLOOR AREA 1043 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1043 SQ FT / 97 SQM	Stover Court
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 17/02/23
	photoplan

COUNCIL TAX BAND: D



McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

33 STOVER COURT
EAST STREET, NEWTON ABBOT, TQ12 1GH



A spacious and very well presented first floor, energy efficient retirement apartment, with access to beautiful communal social spaces, along with landscaped gardens. Exclusively available to the over 55's.

ASKING PRICE £305,000 LEASEHOLD

For further details, please call 0345 556 4104
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EAST STREET, NEWTON ABBOT

INTRODUCTION

With a rarely available layout, this spacious, light and well presented two bedroom apartment is on the first floor, yet extremely conveniently situated for the lift service. The accommodation offers a generous living room, very well fitted kitchen with integrated appliances, and a modern en-suite wet room with an excellent level access shower. There is the additional bonus of a further shower room/WC off the hallway which is ideal for visitors/guests. All triple glazed windows offer a view across the town towards Dartmoor and Ingsdon Hill.

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 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.

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, homeowners dip in and out of activities as they wish.

HALLWAY

An L shaped hallway is entered via a solid oak-veneered entrance door with spy-hole and includes a security intercom



system that provides a verbal link to the main development entrance door. An emergency panel / pull cord offers access to the 24-hour care line. A generous and useful, square shaped, walk-in store/airing cupboard houses the Gledhill boiler supplying domestic hot water, with plumbing and space for washing machine, and the Vent Axia heat exchange unit.

LIVING ROOM

Feature dormer windows and the associated slope to the ceiling add to the character of this lovely room and a velux window brings additional light in through the ceiling. An electric fire and fireplace create a focal point and offer additional heat if required. Two ceiling mounted feature lights.

KITCHEN

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

BEDROOM ONE

A spacious double bedroom with access to the ensuite shower room and door to walk in wardrobe. Triple glazed window plus a further velux window.

EN-SUITE SHOWER ROOM

A modern wet room facility 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, matching bathroom cupboard adjacent, large walk-in level access shower with glazed screen. Heated towel rail, emergency pull cord. Fully tiled walls and tiled floor.

BEDROOM TWO

Another generous sized double bedroom with attractive feature triple glazed dormer window and feature ceiling light which could equally be used as a study/occasional bedroom, if preferred.

GUEST SHOWER ROOM/WC

Ideal for visitors or guests, this additional shower room provides



2 BED | £305,000

a second WC to this apartment. A mirror, strip light and shaver point compliment this useful room which has a walk in, level access, shower with glazed screen. Fully tiled walls and tiled floor, heated towel rail and fitted bathroom cabinet.

SERVICE CHARGE

- 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 of all the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The maintenance of the communal laundry room

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,906.72 per annum (for financial year end 31/03/2024).

LEASE INFORMATION

125 years from the 1st June 2013
Ground Rent £495 per annum
Ground Rent Review Date: June 2028

