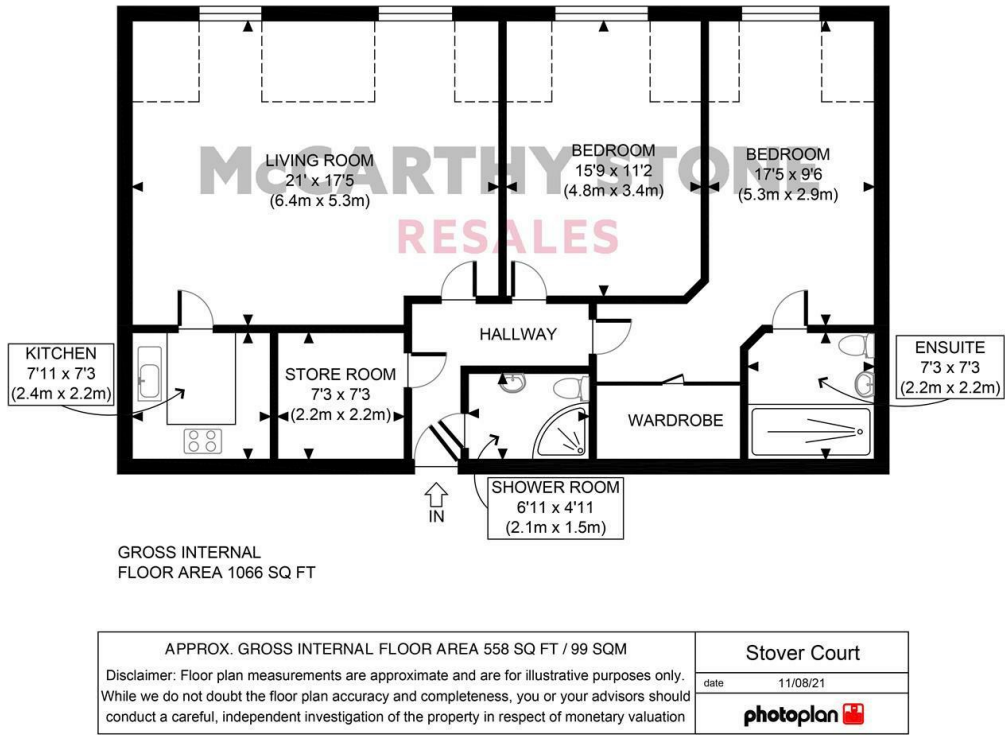
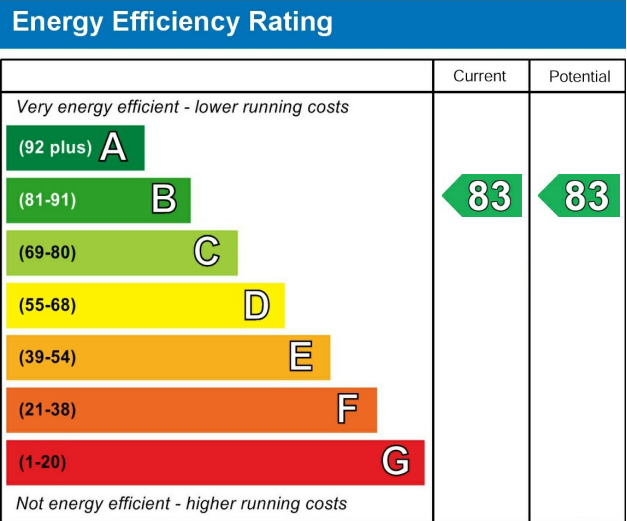
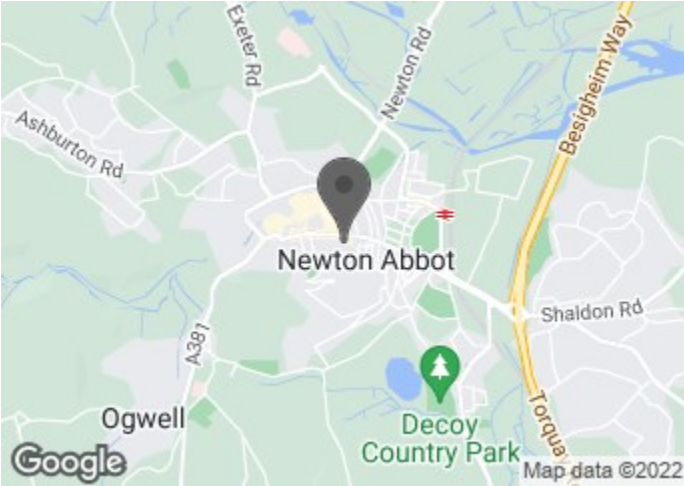


McCARTHY STONE  
RESALES

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



COUNCIL TAX BAND: D



SPACIOUS and VERY WELL PRESENTED FIRST FLOOR TWO BEDROOM retirement apartment

McCARTHY STONE  
RESALES

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PRICE REDUCTION

ASKING PRICE £290,000 LEASEHOLD

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# EAST STREET, NEWTON ABBOT

## INTRODUCTION:

With a rarely available layout, this spacious, interesting 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 including a slimline dishwasher, and a modern ensuite 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.

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.

## GUEST SHOWER / WC

Ideal for visitors or guests, this additional shower room provides 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 and heated towel rail.

## LIVING ROOM:

Feature dormer windows and the associated slope to the ceiling add to the character of this lovely room and an interesting overhead tunnel bring 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:

This apartment has the added benefit of an integrated slimline dishwasher. 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, concealed fridge and freezer and the

# 2 BEDROOMS £290,000

afore-mentioned dishwasher. Extensively tiled walls and fully tiled floor.

## BEDROOM ONE:

A spacious double bedroom with access to the ensuite shower/wc. As the floorplan illustrates, there is a vestibule effect as you enter the room which houses a generous fitted wardrobe. Feature dormer window and fitted ceiling light.

## ENSUITE SHOWER / WC

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, 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 dormer window and feature ceiling light which could equally be used as a study/occasional bedroom, if preferred.

## SERVICE CHARGE

Service charge: £3,501.48 p.a (for financial year end 31/03/2023).

## LEASE INFORMATION:

125 years from 2014.  
Ground Rent £495 per annum.

