



Flat 57, D'Arcy Court Marsh Road, Newton Abbot - TQ12 2AP

£95,000 Leasehold

No Onward Chain • Retirement Property • Age Restriction For Over 60's • Lounge/Diner • Double Bedroom • Kitchen • Shower Room • Communal Facilities & Gardens • Walking Distance for the Town Centre • Bus/Train Station Nearby


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Situated in a desirable and well-maintained retirement development, this delightful one-bedroom property is offered to the market with the added benefit of no onward chain, making it an ideal choice for those seeking a hassle-free move. Designed exclusively for those aged 60 and over, this residence provides a peaceful and secure environment for its residents, with communal facilities adding to the community atmosphere.

Upon entering the property, you are greeted by a spacious lounge/diner, which serves as a versatile living area for relaxation. The neutral decor and ample natural light create a welcoming ambience, while the layout allows for convenient furniture arrangements to suit individual preferences. The adjacent kitchen is thoughtfully designed with modern fixtures and fittings, providing a functional space for meal preparation and cooking.

The property features a well-appointed double bedroom, providing a comfortable retreat for rest and relaxation. With a peaceful atmosphere and ample storage space, this room offers a tranquil sanctuary to reside at the end of the day.

Completing the accommodation is a convenient shower room, offering everything needed for daily grooming routines. The property also benefits from access to communal facilities, including gardens that provide a tranquil outdoor space for residents to enjoy.

One of the key highlights of this property is its enviable location, within walking distance of the town centre. Residents can enjoy easy access to a range of amenities, including shops, restaurants, and leisure facilities, ensuring convenience on a day-to-day basis. In addition, the property is conveniently located near a bus and train station, offering excellent transport links for those who wish to explore the surrounding area or travel further afield.

In summary, this retirement property offers a comfortable and secure living environment for those aged 60 and over. The building offers a range of communal facilities including a large residents lounge with kitchen, ideal for meetings and activities. There is a very useful laundry room with both washing machines and tumble dryers available. The Whole site is accessible by wheelchair and access to the site is easy.

Useful Information

Broadband Speed Ultrafast 1000 Mbps (According to OFCOM) Teignbridge Council Tax Band - B (£1815 per year)

Lease Expiry : 01/07/2124

Ground Rent: approx £679 per annum

Service Charge: approx £2,785 annually

Charge Review Period: Annually in August.

Age Restriction: Over 60s



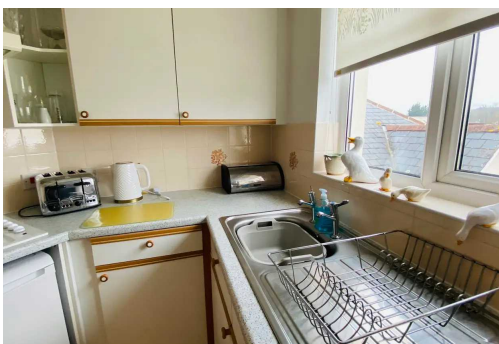
Measurements

Lounge/Diner - 19'10" x 10'9"

Kitchen - 7'10" x 6'8"

Bedroom - 15'11" x 9'1"

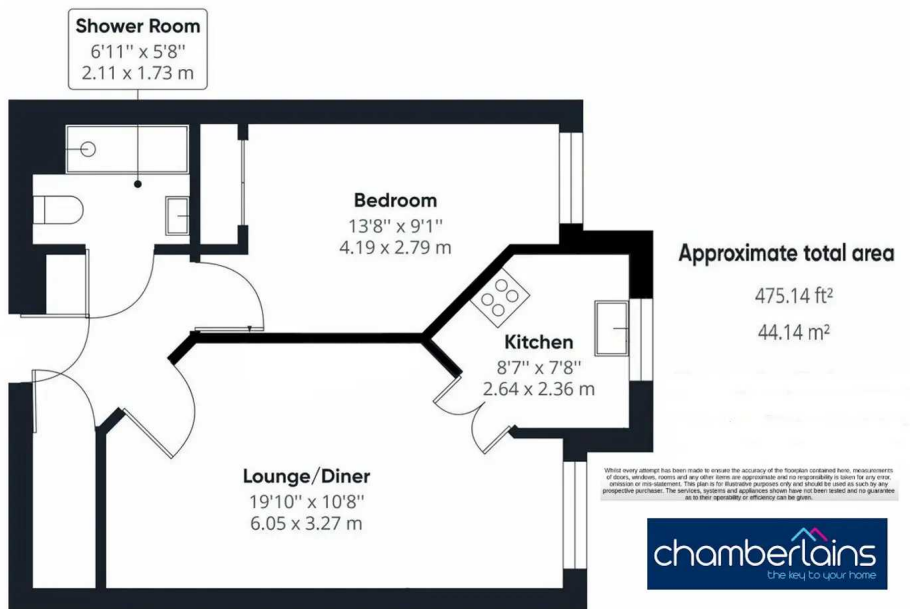
Shower Room - 6'10" x 5'9"



Desirable retirement property for over 60s, hassle-free move with no onward chain. Spacious lounge/diner, modern kitchen, double bedroom, convenient shower room. Communal gardens, town centre location, easy transport links. Secure living environment with communal facilities and low maintenance. Council Tax Band B, lease until 2124, annual fees apply.

Council Tax band: B

Tenure: Leasehold



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

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		62	66

EU Directive 2002/91/EC