



Flat 57, Royal Court Den Crescent, Teignmouth

£195,000 Leasehold

Sea Front Retirement Apartment (60+) • Second Floor with Lift • Nearby Stairway to Car Park and Small Communal Garden • Elevated Views to the Side and Rear • Two Bedrooms • Living Room with Dining Area • Bathroom with Shower over Bath • Resident House Manager and Emergency pull cords • No Chain • EPC - C

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Royal Court is a beautifully maintained complex for those aged 60+ in an enviable position directly opposite the Den and sea front. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. This apartment is located to the rear of the building on the second floor with elevated views to the side and rear and excellent access out to the town. We've sold many flats in Royal Court and so know many people who live there, all of whom are very happy there. Also the Resident Manager is particularly helpful and many social activities can be enjoyed if you wish to get involved.

Royal Court is accessed via a communal entrance with an intercom entry system linked to television. There is a lift and stairs to all floors. This apartment is situated on the second floor with a nearby stairway to the car park and small communal garden. Stepping in to the entrance hall of the apartment there is an entry phone system linked to television, electric heater, large airing cupboard with light which houses the hot water cylinder and a further good size storage cupboard.

The good size lounge with separate dining area has a double glazed window to the side aspect and two double glazed windows to the rear aspect. Off the dining area is the kitchen with base and wall units, single bowl single drainer sink unit, tiled splashbacks, electric eye level oven, hob and cooker hood and space for appliances.

The main bedroom has a double glazed window to the side aspect, electric heater and built in mirror fronted wardrobes. The second bedroom also has a double glazed window to the side aspect and an electric heater.

The bathroom comprises a panelled bath with shower above and screen, low level WC and wash hand basin in counter with storage below. There is also an electric wall heater, extractor fan and a shaver point.

There are emergency pull cords in each room and there are two telephone points, one in the lounge and one in the bedroom. There is no broadband.

Two bedroom second floor retirement apartment for those aged 60+ on Teignmouth sea front in the ever popular Royal Court Complex. Resident Manager. Communal lounge, laundry room, lift to all floors, emergency pull cords & guest suites.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Council Tax Band C - £2,186.66 per year

Leasehold - 125 year lease from 1998

Service Charge - £4,278 per year incl water

Ground Rent £722 per year

Mains Services - Electric & Water. Smart meter installed.



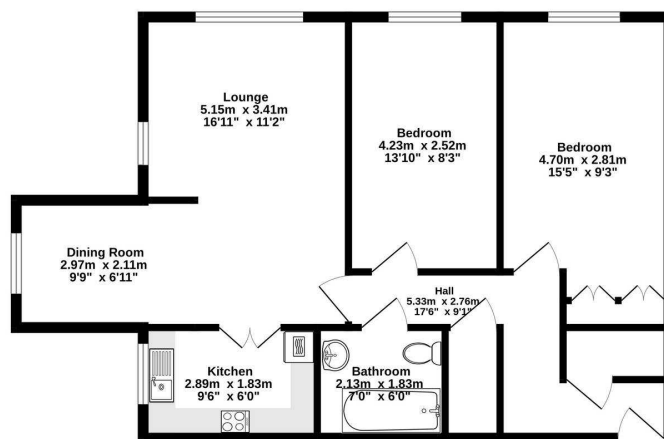
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



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65.5 sq.m. (705 sq.ft.) approx.



TOTAL FLOOR AREA: 65.5 sq.m. (705 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchase. The floor plan is not to scale and no guarantee is made as to their accuracy or efficiency can be given.
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