



An extremely well presented ground floor retirement apartment located within a period style building and conveniently located close to Teignmouth seafront. The accommodation consists of two double bedrooms, lounge/diner, modern kitchen with integrated appliances, shower room and cloakroom. Double glazing, electric night storage heating. Within the building is a residents' lounge and guest suite. Offered for sale with no onward chain.

Royal Court, Den Crescent, Teignmouth, TQ14 8BR



thoroughly good property agents



PROPERTY TYPE

Retirement Property



SIZE

707 sq ft



LOCATION  
Seafont



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Night Storage  
Heaters



PARKING

On a first come 1<sup>st</sup> served basis



OUTSIDE SPACE

No outside space



EPC RATING

C



COUNCIL TAX BAND

D



### in a nutshell...

- 2 Double Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Shower Room
- Cloakroom
- Proximity To Seafont
- Well Presented
- No Onward Chain
- Early Viewing Advised



## the details...

### DESCRIPTION

Royal Court is tailored for retirement living and is in a highly desirable location. Within walking distance you will be in the town centre which provides access to both bus and train services. You are also a stone's throw away from the sea front and can feel the sand between your toes within minutes.

Practically on Teignmouth seafront and two minutes from the town centre is this ground floor retirement apartment. The building was converted in 1998 and the front is Grade 2 listed. As you enter the building a spacious foyer greets you: the elegant and comfortable communal lounge. There is access to the house manager's office and a variety of seating areas perfect for sitting and greeting guests. The apartment is situated on the ground floor and is accessed via stairs or lift. Due to the corner location of the apartment, a secondary entrance is seconds away and even closer to the town centre.

The apartment is extremely well presented and modern throughout. There is a spacious entrance hall with an airing cupboard and entry phone system. There is a modern cloakroom with WC and wash hand basin. A lounge/diner at the front of the building, with great views of the pier, leads to the modern kitchen. This lovely room has integrated appliances to include an oven, hob, and fridge/freezer. Just off the spacious hall there are two appealing double bedrooms with fitted wardrobes and a modern shower room with a double shower cubicle.

Royal court offers parking, laundry room accessible for residents, and a bookable guest suite for any family or friends who may come to stay.

### Royal Court, Den Crescent, Teignmouth, TQ14

Approximate Area = 707 sq ft / 65.7 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Endorsement. Produced for Anstons Complete (Complete Property). REF: 1207201



the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8BR

## Lease Information

99 Years left on the lease

Ground rent £722.26 per annum

Maintenance £4,360 per annum



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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