



42 Royal Court, Den Crescent, Teignmouth, TQ14 8BR

£90,000 Leasehold

Retirement Apartment for Aged 60+ • Situated on Teignmouth's Promenade • Highly Regarded Sea Front Complex • Located On 2nd Floor • House Manager & Lift To All Floors • Pull Cords & Care Alarm System • One Bedroom • Lounge/Diner • Level Two Minute Stroll To Town • EPC - B

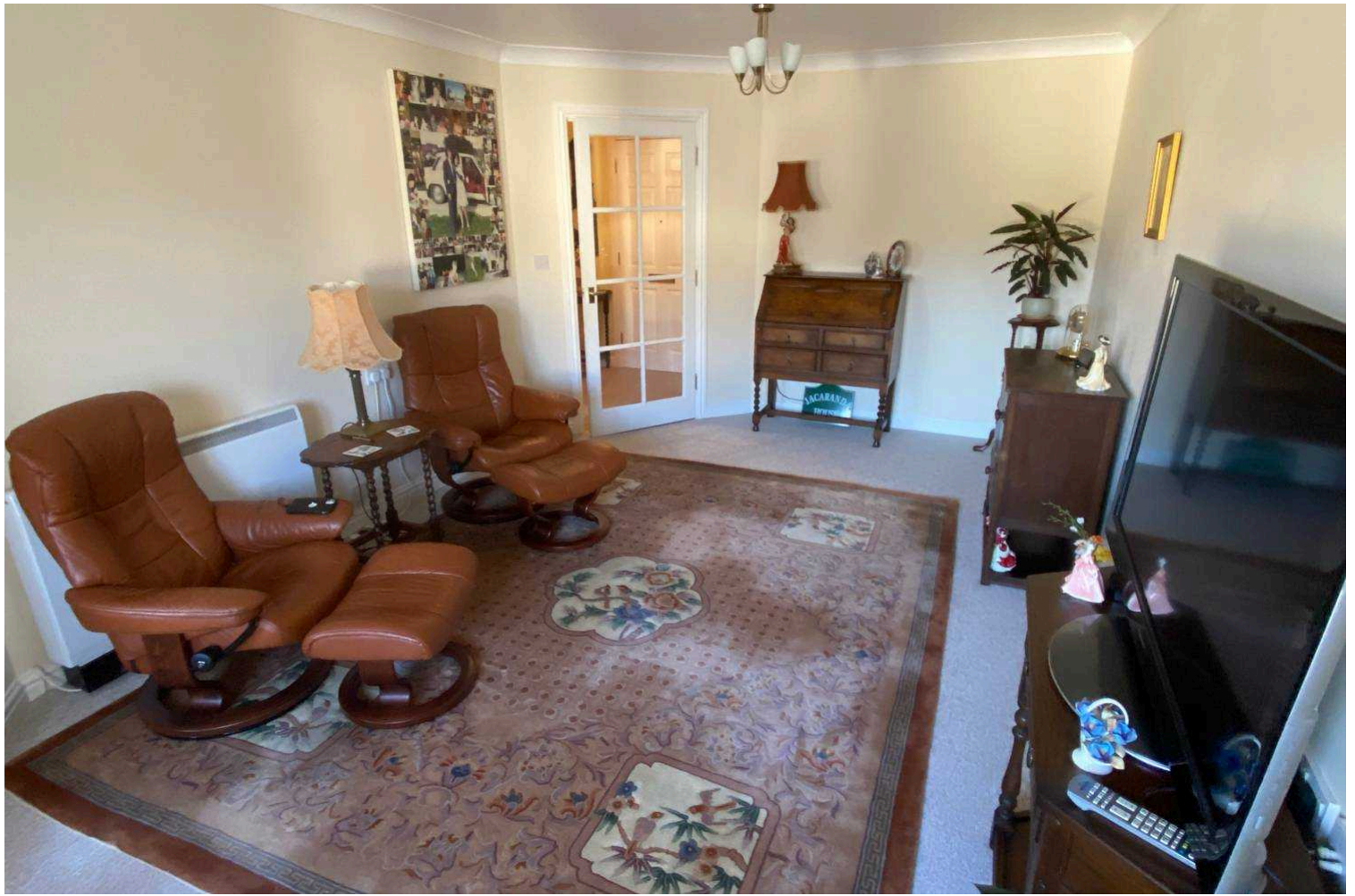
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This apartment is located on the second floor, which is one floor up from the front entrance level with lift and stairs access.

Stepping into the apartments entrance hall there is an entry phone receiver, good sized storage cupboard housing the hot water cylinder with slatted shelving and light.

The living room has a uPVC double glazed window with rear aspect towards the car parking area. There is a night storage heater and double doors lead through to the kitchen which is fitted with base and wall units and has the same aspect as the living room. There is a stainless steel sink unit, electric hob, oven with cooker hood, and fridge and freezer. There are tiled splash backs and an electric wall heater.

The bedroom, with an aspect towards the car park and Carlton Place has a night storage heater and mirror fronted built in wardrobes.

The bathroom comprises panelled bath with shower over, mid level flush WC and wash hand basin with cupboards below. There is a wall mounted mirror with strip light and shaver point, tiled walls, extractor and electric wall heater.

The second floor landing, which this apartment is accessed from, has a splendid galleried communal sitting area which overlooks the communal residents lounge.

This apartment overlooks the rear gated communal car park and courtyard garden areas.

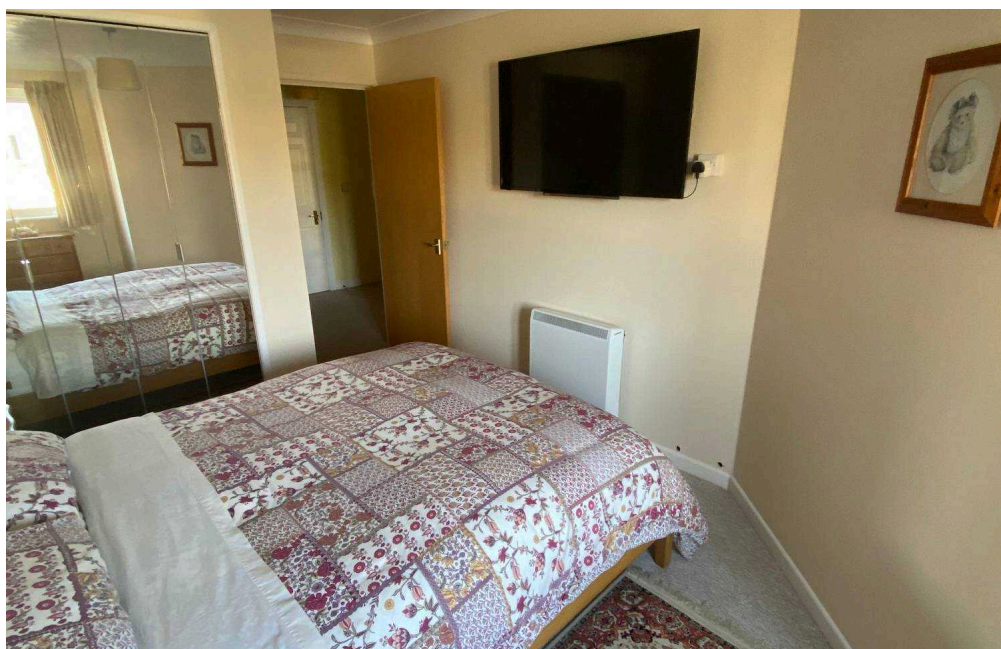
The apartment is fully uPVC double glazed with night storage heating (not tested).

Steps lead up to the main entrance of Royal Court and there is also level access from the car park at the rear.

Please note that parking there is limited.

Stepping out of the building, you are very centrally located for the town's beaches and amenities. The apartment is just a few minutes stroll to the Post Office, doctors, dentist and foot clinic.

There is a bus stop also nearby with a regular service to both Torbay and Exeter.



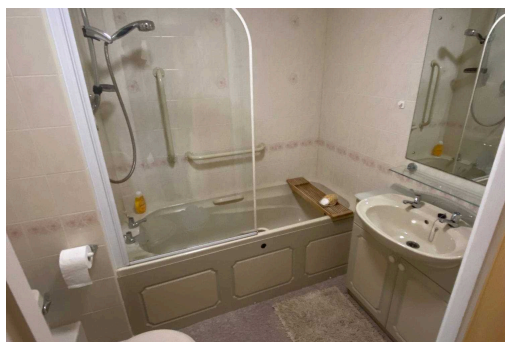
Leasehold - 125 year lease from 1998

Service Charge £2,879.21 per year includes water and building insurance

Ground rent £680 per year

Council Tax Band B - £1,913.33 per year

Mains Services - Electricity & Water



MEASUREMENTS:

Living Room 19' 10" x 10' 8" (6.04m x 3.26m),

Kitchen 8' 7" x 7' 7" (2.61m x 2.32m),

Bedroom 13' 9" x 9' 9" (4.18m x 2.96m)



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.

