



## St. Marychurch Road

St Marychurch, Torquay

**£149,950** Leasehold

- RECEPTION HALL
- SITTING/DINING ROOM
- DOUBLE BEDROOM
- WET ROOM
- COMMUNAL GARDEN & ROOF TERRACE
- EPC - B
- CONVENIENT LOCATION
- CHAIN FREE

Situated on the third floor of this stylish modern purpose built development this ONE BEDROOM APARTMENT has been designed to provide the very best in RETIREMENT LIVING with 24 hour emergency call availability and an extensive range of on-site facilities available including restaurant, residents lounge, activity room/television room, hairdressing salon, communal roof terrace, guest suit and buggy store. Extra care facilities can be provided if required.

Enjoying a bright and sunny corner position the apartment enjoys open views and is conveniently located just a short, level stroll to St Marychurch village precinct, noted for its friendly atmosphere with small shops, Churches, banking facilities and eateries, whilst the shopping parade of Plainmoor, with its independent traders and Lidl supermarket also just a pleasant saunter away.

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# St. Marychurch Road

St Marychurch, Torquay, TQ1 3AB

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## ***FAMILY'S INSIGHT***

"This was our mother's first venture into apartment living and she thoroughly enjoyed it, in fact she actually wished that she had made the move far earlier than she did. Having moved here from her previous house we found that it actually gave her a new 'lease of life' and she was able to get out and about far more than she did before. That fact that shops and amenities were just a short level walk away was also good for her as she was able to be a little more independent than she was previously. Having experienced this first hand then we would encourage people considering apartment life to make the move and enjoy it!"

"The family found that the facilities provided here at Dunboyne Court are superb. Independent living is encouraged whilst a restaurant is available and residents can socialise in one of two residents lounges, on the sizeable roof terrace or by partaking in a selection of regular social events."

"Situated within a short level walk of the extensive facilities of St Marychurch as well as Cary Park and the picturesque Babbacombe Downs the convenience of the location is something that our mother really enjoyed. We are sure that new owners will appreciate this when they move in to this lovely development and know this will also be a major consideration in them deciding that Dunboyne Court is the ideal new home for them".

## ***STEP INSIDE***

From the secure hall, lift or stair approach rises to the Third Floor from where a private entrance door with spyhole opens to the RECEPTION HALL with emergency call system. Storage cupboard and linen cupboard with bar heater and housing the electric consumer unit. OPEN PLAN SITTING ROOM/KITCHEN with the sitting area having double glazed windows enjoying views to the Warberry hillside around to the sea at Tor Bay in the distance. Door to the DECKED BALCONY also enjoying the views. Intercom for communal door. The KITCHEN is fitted with a range of ash effect fronted units and granite effect working surfaces with inset sink unit. Fitted Zanussi electric oven, four ring ceramic hob with extractor hood over, provision for washing machine and integrated fridge/freezer. DOUBLE BEDROOM with double glazed window enjoying the open views as previously described. EN-SUITE WET ROOM with shower area with chrome shower control and tiled surround, wash hand basin and WC. Further door to the reception hall.

## ***STEP OUTSIDE***

Communal gardens, mainly laid to lawn with mature shrubs and seating areas for the enjoyment of all residents. Communal Roof Terrace accessed from the third floor. Parking facilities, subject to availability.





### **ADDITIONAL INFORMATION**

Communal Central Heating System

Double Glazing

LENGTH OF LEASE - 99 years from 2011

SERVICE CHARGE - £514.54 per month approximately, with an additional peace of mind charge of £121.25 approximately for emergency call answering service. Extra care is also available at an additional cost.

COUNCIL TAX BAND - C (Torbay Council)

### **PLEASE NOTE**

Residents must be at least 55 years of age. The sale price of the apartment is for a 75% share with the remaining 25% share being retained by Sanctuary Housing. Extra care is available to residents (at an additional cost). Prospective purchasers must meet specific residency criteria and be assessed and approved by Sanctuary Housing, please contact our office for further information.

### **COMMUNAL FACILITIES**

To the ground floor of the development there is a restaurant, residents lounge, activity suite (used for films etc), hairdressing salon, laundry, managers office, care and support office, residents buggy store. To the first floor is a guest suite. There is also a sun lounge on the fourth floor.

### **DIRECTIONS**

Sat Nav: TQ1 3AB. From our office proceed down Manor Road to the traffic lights where you need to turn right into Westhill Road and Dunboyne Court will be seen on your right hand side. Turn right into St Marychurch Road and the main entrance to the development will be found immediately on the left hand side.

The Old Town Hall  
Manor Road  
St Marychurch,  
Torquay TQ1 3JS

### SALES

01803 328899  
property@johnlake.co.uk

### LETTINGS

01803 328811  
office@johnlakelettings.co.uk



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT** John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

