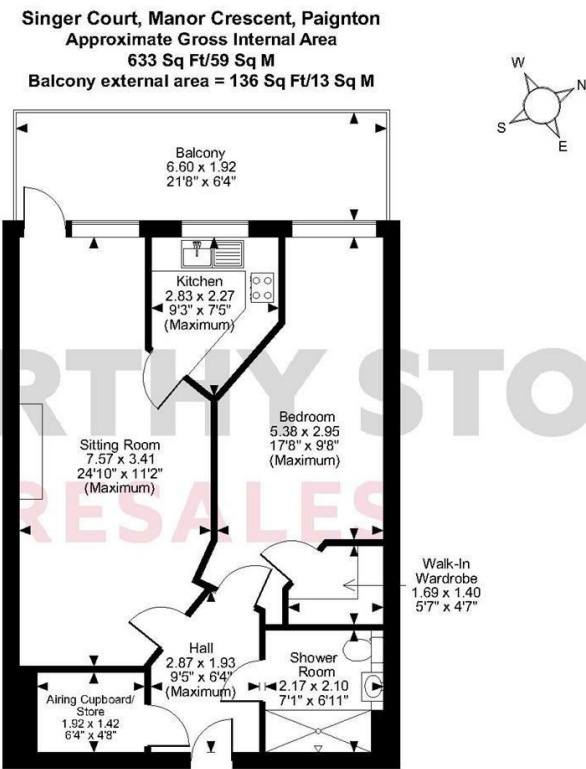


# McCARTHY STONE RESALES

## 30 SINGER COURT MANOR CRESCENT, PAIGNTON, TQ3 2BP

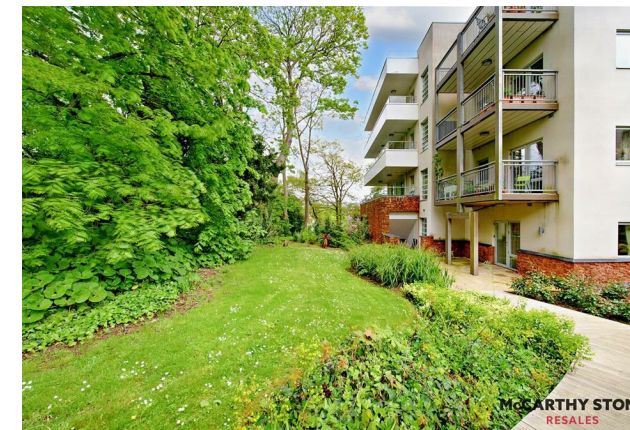
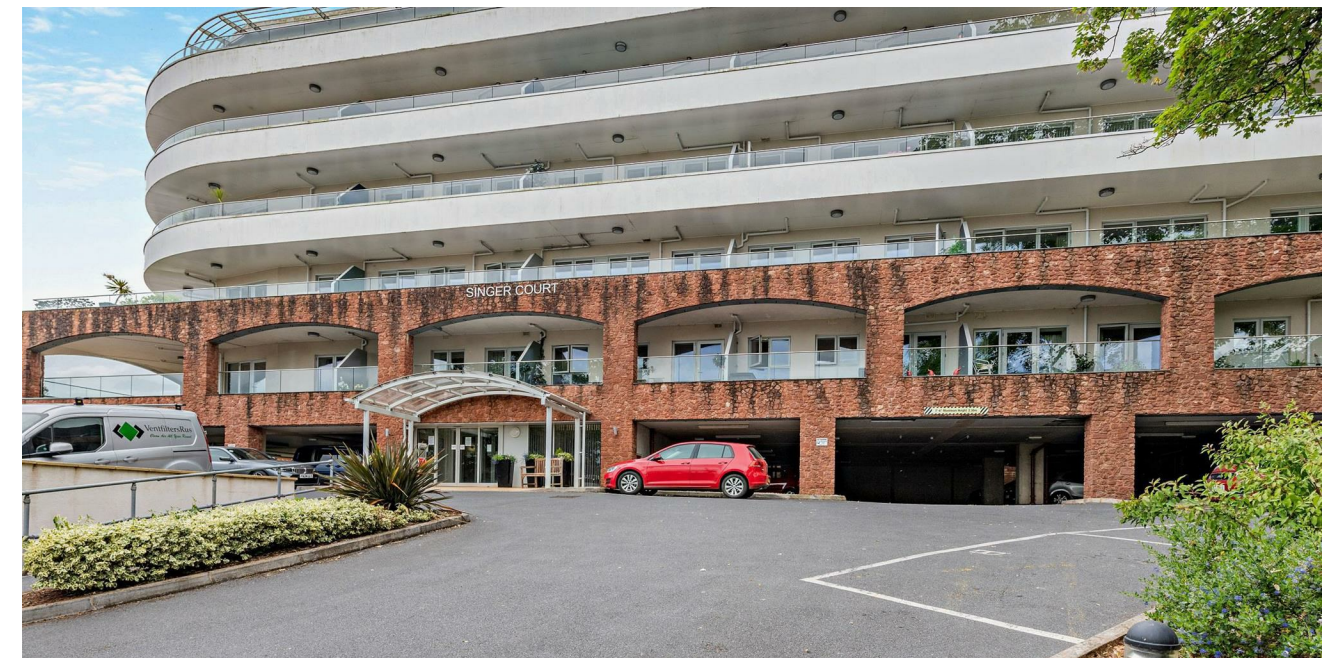


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>90</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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Beautifully presented second floor, one bedroom retirement apartment with stunning views towards the coast from the full width balcony.

\*Energy Efficient\* \*Pet Friendly\*

**ASKING PRICE £230,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# SINGER COURT, MANOR CRESCENT, PAIGNTON, TQ3 2BP

## 1 BED | £230,000

### SINGER COURT

Constructed in late 2014 by award-winning retirement home specialists McCarthy Stone, Singer Court is a striking contemporary styled development offering a 'Retirement Living' opportunity for those over 60 years of age. Specifically intended for independent living but with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. The development enjoys excellent communal facilities including a homeowners lounge, laundry, scooter store, communal landscaped gardens and a stunning roof terrace with patio furniture and providing a breath-taking vista of the coastline of the English Riviera.

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Singer Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, bingo, cheese and wine evenings, and occasional interesting guest speakers. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

### THE LOCAL AREA

Singer Court is located in the desirable Preston district and is tucked out of the way yet within a 'stones-throw' of excellent local amenities and with a regular bus service into Paignton Town centre. The development also backs onto Oldway Mansion Gardens - the gardens and Oldway Mansion are often referred to as 'the Jewel in the Crown of Torbay'. Singer Court is around half a mile walk to the Seafront.

### NO.30

This spacious apartment at Singer Court is located on the second floor and enjoys a fantastic coastal outlook over the rooftops of Paignton to the bay with Torquay in the distance. This is a very comfortable apartment with a much-demanded balcony providing a wonderful spot to while away the hours whilst taking in the fantastic coastal view. Accommodation provides a spacious sitting room with balcony, well fitted kitchen complete with integrated appliances, double bedroom and a modern shower room with a level access shower.

### ENTRANCE HALLWAY

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the 'Vent Axia' heat exchange unit. Emergency pull cord, featured glazed-pannelled door to sitting room.

### SITTING ROOM

A welcoming room with a fully triple-glazed French door and matching side-panel opening onto a generous balcony enjoying wonderful views over the surrounding rooftops to the beautiful bay of the English Riviera. There is a focal point fireplace with an inset flame-effect electric fire, two ceiling light fittings, and a feature glazed pannelled door leads to the kitchen.

### BALCONY

A fantastic outdoor space. Running the width of the property with ample space for Bistro-styled furniture and potted plants. A glazed balustrade provides an unobstructed view over the surrounding skyline to the beautiful coastline with the hillside location of Torquay in the distance. There are glazed privacy panels to both wings ensuring that this is a perfect place to sit quietly enjoy the view and while away the hours. Outside light.

### KITCHEN

Two triple glazed windows with far-reaching views. There is an excellent range of 'Maple effect' fitted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven and fridge and freezer. Extensively tiled splash-backs, fully tiled floor and ceiling spot light fitting.

### DOUBLE BEDROOM

A super double bedroom extending into a recess area having with a triple-glazed picture window. Walk-in wardrobe with light, ample hanging space and shelving. Two ceiling light fittings.

### SHOWER ROOM

White suite comprising; walk-in level access shower with a glazed screen, close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point. Electric heated towel rail, emergency pull cord, ceiling spot light, fully tiled walls and floor.

### PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

### SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,768.97 per annum (per financial year ending 30/09/2024)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### LEASEHOLD

Lease 125 Years from the 1st June 2014

Ground Rent: £425 per annum

Ground Rent Review Date: June 2029

### ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

