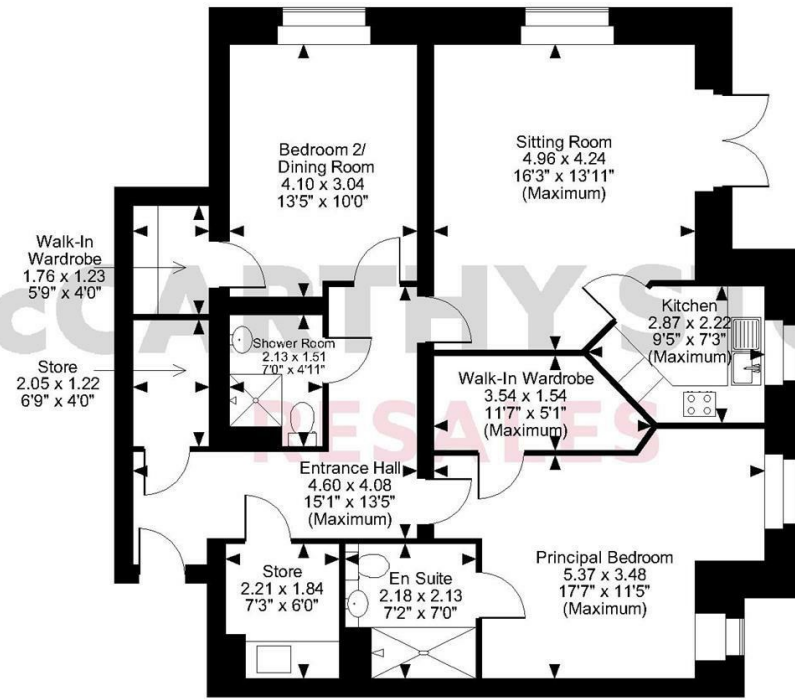
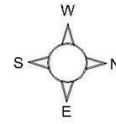


Stover Court, East Street, Newton Abbot, Devon
Approximate Gross Internal Area
992 Sq Ft/92 Sq M

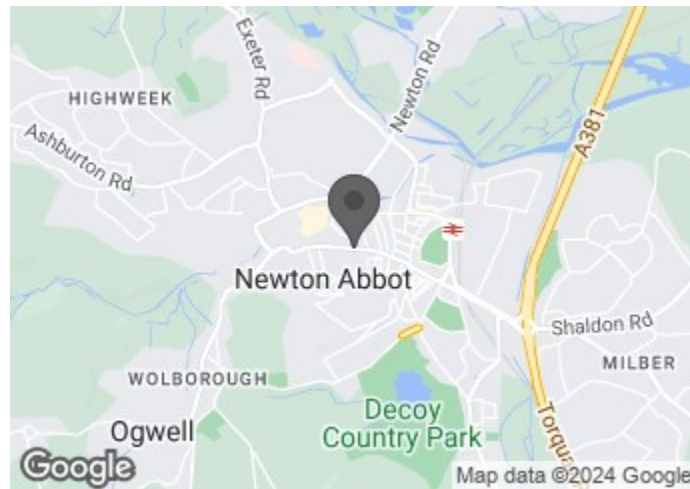


Ground Floor

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

1 STOVER COURT EAST STREET, NEWTON ABBOT, TQ12 1GH



Beautifully presented two bedrooms ground floor, dual aspect retirement apartment located in a prime position within this stunning development. The living room offers access out on to a lovely patio area with great views and the master bedroom has an ensuite and walk in wardrobe.

Energy Efficient *Pet Friendly*

ASKING PRICE £300,000 LEASEHOLD

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

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

STOVER COURT, EAST STREET, NEWTON ABBOT

2 BED | £300,000

STOVER COURT

Constructed in 2013 by award-winning retirement home specialists McCarthy Stone, Stover Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 55's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

The property partly converted from the old Hospital is ideally located within a very short walk of a Sainsbury's store, excellent Doctors Surgery, Pharmacy and the amenities of the Town Centre. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, mobility scooter store and landscaped gardens with an attractive courtyard.

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 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Stover Court; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. Whilst there is something for everyone there is certainly no obligation to participate and home owners can throw themselves in to every activity or social gathering, or equally remain at private as they wish.

NO.1

Beautifully presented and very spacious dual aspect, two bedroom apartment full of natural light. With a French Door opening onto a terraced area providing an interesting outlook to the day-to-day life outside the development but also with a view across the roof tops of Town, and of course offering access to that all-important outdoor space. The apartment is located on the ground floor very conveniently placed for the main entrance but with a surprising degree of privacy courtesy of having no adjoining apartments. A super hallway leads to the dual-aspect sitting room, there is a well appointed kitchen with integrated appliances. The master bedroom has ensuite shower room facilities and there is a good-sized second bedroom/dining room and guest shower room. The property benefits from economical underfloor heating hence freeing up valuable wall space and a sophisticated Vent Axia heat exchange system.

ENTRANCE HALLWAY

Of a very good size with ample space for typical hall furniture and having 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, deep walk-in store cupboard with light, further walk-in store/airing cupboard with light and ample shelving and housing both the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit.

LIVING ROOM

A bright and welcoming dual-aspect Sitting Room with attractive

triple-glazed French double doors opening onto a lovely terraced area where a pleasant and interesting outlook can be enjoyed. A further window is on the side elevation. There is a focal point fireplace with an inset electric fire. A feature glazed panelled door leads to the kitchen.

KITCHEN

With a triple-glazed window enjoying a pleasant open aspect. There is an excellent range of 'Maple effect' fitted units with having 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, built-in single oven and concealed fridge and freezer. Ceiling spot light, extensively tiled splash-backs and fully tiled floor.

MASTER BEDROOM

A excellent double bedroom with two triple-glazed windows and open outlook. Walk-in wardrobe with light, ample hanging space and shelving. Two ceiling light fittings. Door to ensuite shower room.

EN-SUITE SHOWER ROOM

Modern white suite comprising; walk-in level access shower, close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point. Heated towel rail, emergency pull cord., fully tiled walls and floor.

BEDROOM TWO/DINING ROOM

Currently arranged as a formal dining room demonstrating the versatility of the excellent apartment. With a triple-glazed window, walk-in wardrobe with ample hanging space and shelving.

SHOWER ROOM

Modern white suite comprising; walk-in level access shower with a glazed screen, close-coupled WC, pedestal wash basin with mirror, strip light and shaver point over. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

PARKING

Private car parking is available with a yearly permit at an annual 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: £4,293.67 per annum (up to financial year end 31/03/2025).

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).

LEASE

Lease length: 125 Years from 2013

Ground Rent: £495 per annum

Ground Rent review: Jun-28

Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

- Superfast 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.

