

General View of Building



Ridgewater
Local • Independent • Experts

**2 Bedroom Retirement Property for Sale in Singer Court,
Manor Crescent, Paignton**

£345,000

FLOOR PLAN



DESCRIPTION

This spacious and light apartment at Singer Court is located on the 1st floor with lift service to all floors and enjoys a large private balcony. This is a very comfortable apartment provides a spacious sitting / dining room with access to the balcony, well fitted kitchen complete with integrated appliances, Two bedrooms (master en-suite) and a further modern shower room with a level access shower. Singer Court is around half a mile walk to the Seafront.

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 a House Manager who oversees the smooth running of the development. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store, covered parking, communal landscaped gardens and a stunning roof terrace with patio furniture providing a breath-taking vista of the coastline of the English Riviera – make sure you take a look!

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 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. 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.

Entrance Hall

With a 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-panelled door to sitting room.

Sitting/Dining Room 15'7" x 16'7" (4.76m x 5.08m)

An extremely welcoming room with two fully triple-glazed French doors opening onto a balcony enjoying views over the gardens as well 2 further windows.

Balcony 39'1" x 5'11" (12.18m x 1.82m)

A fantastic outdoor space with ample space for Bistro-styled furniture and potted plants and views over the gardens. There is a glazed privacy panel to ensure that this is a perfect place to sit quietly enjoy the view and while away the hours. Outside light.

Kitchen Area 12'7 x 9'10" (3.86m x 3.01m)

There is an excellent range of wood 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, integrated dishwasher, concealed fridge and freezer. tiled splash-backs, fully tiled floor, ceiling spot light fitting.

Master Bedroom 13'4" x 9'9" (4.08m x 2.99m) plus entrance way and wardrobe

A super double bedroom with a triple-glazed picture window and door to balcony. A large walk-in wardrobe with light, ample hanging space and shelving, ceiling light fittings.

Walk in Wardrobe 7'11" x 5'2" (2.17m x 1.58m)

En-Suite 10'4" x 7'2" (3.17m x 2.19m)

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

Bedroom Two 12'4" x10'8" (3.50m x 2.78m)

Another good size bedroom with triple glazed window and door to balcony. This room has had an additional sliding door added to give access to the lounge if you wish to use this as a dining room.

Shower Room

Modern shower room with a white suite comprising a close-coupled WC, wash-hand basin with mirror above and shower with glazed screen. Electric heated towel rail, emergency pull cord, ceiling spot light, Fully tiled walls and floor.

Underfloor heating throughout the apartment.

Service Charge Includes

- Cleaning of communal and apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- OnSite House Manager
- Laundry Room

Service Charge: £4153.45 per annum (per financial year ending 30/09/2024) (2025 tbc)

Leasehold

Lease 125 Years from June 2014

Ground Rent: £495 per annum

Ground Rent Review Date: June 2029

Energy Performance Rating Band B.

Council Tax D (£2132.74 pa 2023/24)

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





Paignton Office

Ridgewater Sales & Lettings
 1 Manor Corner Preston TQ3 2JB
Tel: 01803 525 100
Web: www.ridgewater.co.uk
Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings
 79 Babbacombe Rd Torquay TQ1 3SR
Call: 01803 525 100
Web: www.ridgewater.co.uk
Email: enquiries@ridgewater.co.uk

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.