



- GROUND FLOOR RETIREMENT APARTMENT
- LEVEL TOWN CENTRE LOCATION
- TWO BEDROOMS, LOUNGE/DINER, KITCHEN
- SHOWER ROOM, SEPARATE WC
- SUPERB VIEWS
- EMERGENCY PULL CORDS
- RESIDENTS' LOUNGE
- COMMUNAL LAUNDRY & GUEST SUITES AVAILABLE

## Den Crescent, Teignmouth, TQ14 8BR

£250,000

Well presented two bedroom retirement apartment in prestigious Royal Court development overlooking the Den, promenade and seafront. Lounge/dining room, fitted kitchen, two bedrooms, shower room, separate WC, superb seafront views. Attractive residents lounge, communal laundry, luggage storage and guest suites. **No onward chain.**



## Property Description

Well presented apartment in prestigious seafront development. Royal Court was constructed by McCarthy and Stone (Developments) Ltd and comprises 74 apartments arranged over five floors, each served by a lift. The resident Development Manager can be contacted via emergency pull cords located at various points within each property and there is also a 24 hour emergency Careline response system for when the Development Manager is off duty. There is an attractive residents lounge, communal laundry, luggage storage and two guest suites.

Royal Court is situated in a level position adjacent to the Den and sea front. This apartment is located at the front of the building benefiting from the lovely aforementioned views. From Royal Court there is easy level access to the seafront, shops and all local amenities.

Agents Note: It should be noted that Apartment 24 benefits from a useful side access, just a short distance from the apartment.

Entrance door into...

### ENTRANCE HALLWAY

Wall mounted night storage heater. Wall mounted telephone entry system point. Deep and useful storage/boiler cupboard with fitted shelving.

Multi-paned door through to...

### LOUNGE/DINING ROOM

Well proportioned lounge/dining room with uPVC double glazed windows overlooking the front aspect taking in the Den, Teignmouth pier, promenade and out to sea. Wall mounted Creda night storage heater. Double doors through to...

### KITCHEN

Modern fitted kitchen with range of high gloss cupboard and drawer base units under laminate rolled edge work surface,





single drainer stainless steel sink unit with mixer tap over, space and plumbing for dishwasher and washing machine, space for cooker, space for upright fridge freezer, tiled splash backs, corresponding eye level units with concealed extractor, wall mounted Creda electric heater, uPVC double glazed window enjoying the aforementioned views across the Den, Teignmouth pier, seafront and out to sea.

#### **CLOAKROOM**

Low level WC, pedestal wash hand basin with tiled splash backs and fitted mirror, fitted extractor.

#### **BEDROOM ONE**

uPVC double glazed window enjoying similar views to the lounge, mirror fronted built in wardrobes with hanging rail and fitted shelving, wall mounted Creda night storage heater.

#### **BEDROOM TWO**

uPVC double glazed window with similar views to bedroom one.

#### **SHOWER ROOM**

Fully tiled shower room, shower enclosure with glazed door and screen, low level WC, wash hand basin set into vanity unit, fitted mirror, shaver light and socket, fitted extractor, wall mounted electric heater.

**MATERIAL INFORMATION** - Subject to legal verification

Leasehold:

Length of Lease: 125 years from 1998 with 99 years remaining

Annual Ground Rent: £722

Ground Rent Review:

Annual Service Charge: £4286

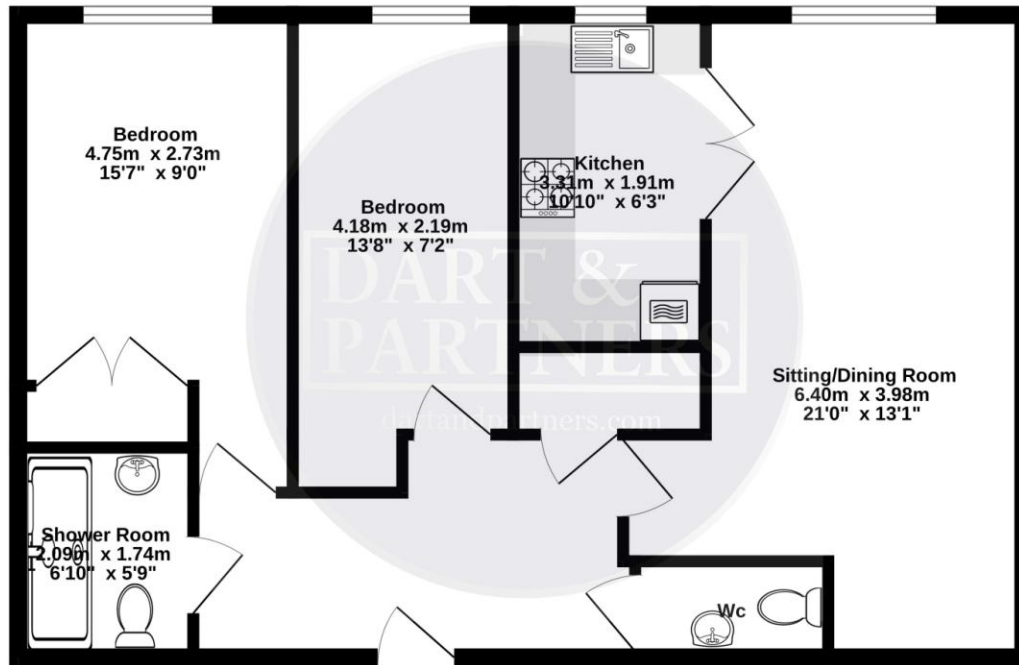
Service Charge Review:

Council Tax Band D

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Leasehold restrictions Residents must be 60 years old.



63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 63.9 sq.m. (688 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements