



- WARDEN ASSISTED SEAFRONT APARTMENT
- SITUATED IN THE PRESTIGIOUS ROYAL COURT DEVELOPMENT
- SITUATED ON THE THIRD FLOOR WITH LIFT AND STAIR ACCESS
- CONVENIENTLY LOCATED FOR ALL AMENITIES
- ONE BEDROOM, LOUNGE/DINER, KITCHEN, SHOWER ROOM
- EMERGENCY PULL CORDS
- RESIDENTS' LOUNGE, COMMUNAL LAUNDRY

Den Crescent, Teignmouth, TQ14 8BR

£100,000

A warden assisted seafront apartment with convenient and level access to all town centre amenities, seafront and beaches. Lounge dining room, fitted kitchen, bedroom and modern fitted shower room.





## Property Description

A warden assisted seafront apartment with convenient and level access to all town centre amenities, seafront and beaches. Lounge dining room, fitted kitchen, bedroom and modern fitted shower room.

The apartment is set in the prestigious seafront development of Royal Court which 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 rear of the building. From Royal Court there is easy level access to the seafront, shops and all local amenities.

Door to..

### COMMUNAL ENTRANCE

Lift and stairs to the third floor. Door to...

### APARTMENT 61

#### ENTRANCE HALL

Door to deep walk in storage cupboard housing the hot water cylinder. Doors to...

#### LOUNGE/DINING ROOM

With uPVC double glazed window overlooking the rear aspect with far reaching rural views across neighbouring properties to Haldon moor. Wall mounted Sun House heater. Double multi paned doors through to the...





### KITCHEN

uPVC double glazed window enjoying the aforementioned rural views, range of cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit, tiled splash backs, space for upright fridge freezer, integrated brushed chrome electric oven, ceramic hob with extractor over, corresponding eye level units, recessed display shelving, wall hung Creda electric heater.

### BEDROOM

uPVC double glazed window to rear aspect with views towards rural Bishopsteignton, wall hung Creda night storage heater, mirror fronted doors to built in wardrobe with hanging rails and fitted shelving.

### SHOWER ROOM

Modern fitted shower room, fully tiled walls, shower enclosure with sliding glazed door/screen, fitted shower, WC, pedestal wash hand basin, fitted mirror, shaver light and socket, heated towel rail, fitted extractor, wall hung Sun House electric heater.

### OUTSIDE

Royal Court benefits from secure residents parking through gated access, for undercover parking permission is subject to a waiting list which can be discussed with the development management.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 125 years from 01.10.1998

Annual Ground Rent: £309.54

Ground Rent Review: Every 5 years

Annual Service Charge: £2756.68

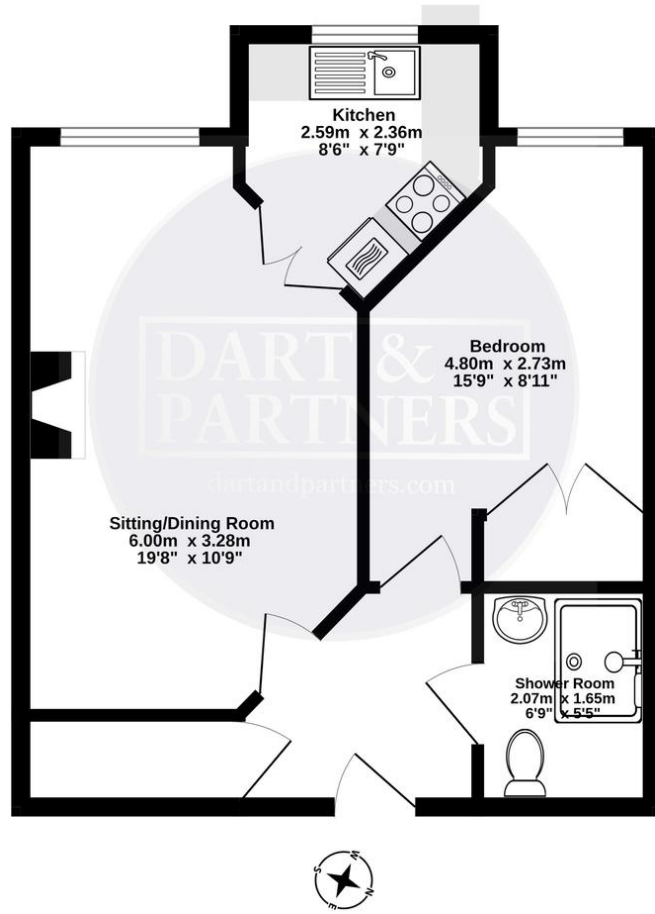
Service Charge Review:

Council Tax Band B

---

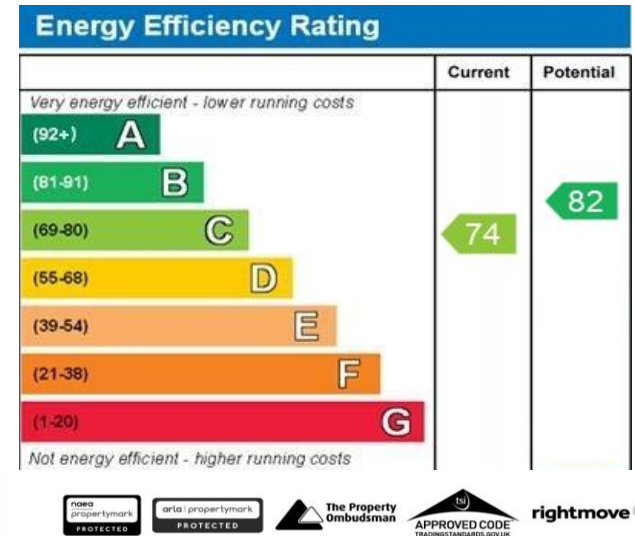


**3rd Floor**  
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (484 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.  
Made with Metropix ©2024



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com  
01626 772507  
property@dartandpartners.com

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