



## Flat 28, D'Arcy Court Marsh Road, Newton Abbot - TQ12 2AP

£189,000 Leasehold

Communal Grounds • Great Location • Close To Town Centre • Two Double Bedrooms • Feature Fireplace • Dual Aspect Windows • Kitchen • Storage • Living Room • Shower Room

### Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street  
Newton Abbot TQ12 2JL

  
**chamberlains**  
the key to your home





Upon entering the property, one is immediately greeted by a well-proportioned and inviting hallway, providing access to all areas of the apartment. You can find a tastefully designed shower room, featuring contemporary fixtures and providing a sense of convenience and luxury. The dual aspect windows in the living room flood the space with natural light, creating a warm and homely atmosphere. The feature fireplace adds an element of elegance, making the living room a perfect spot to relax and entertain guests.

The kitchen, situated adjacent to the living room, is beautifully appointed with modern fixtures and fittings. This space offers ample storage options and provides an ideal environment for culinary enthusiasts to prepare and enjoy delicious meals. With its neutral decor, the kitchen is a versatile space that can effortlessly be customised to suit individual taste and preferences.

The apartment further comprises two inviting bedrooms, both of which boast generous proportions, ensuring ample space for relaxation and the utmost comfort. The neutral decor continues into the bedrooms, allowing residents to personalise the space and create their own sanctuary.

Thoughtful considerations for the residents' safety and wellbeing are evident throughout the apartment. Emergency pull cords have been strategically placed, providing residents with peace of mind and immediate assistance should the need arise. An airing cupboard is also present, offering practical storage space for linens and laundry necessities.

In conclusion, this 2 bedroom apartment in D'Arcy Court retirement community is a prime example of luxurious and secure retirement living. With its neutral decor, well-planned layout, and numerous amenities, this property offers more than just a home - it exemplifies an opportunity to embrace a new and fulfilling chapter in life. Don't miss the chance to experience the comfort and tranquillity that D'Arcy Court has to offer. Contact us now to arrange a viewing and discover the potential that this remarkable property holds.

- Communal Grounds
- Great Location
- Close To Town Centre
- Two Double Bedrooms
- Feature Fireplace
- Dual Aspect Windows
- Kitchen
- Storage
- Living Room
- Shower Room



### Useful Information

Age restrictions apply.

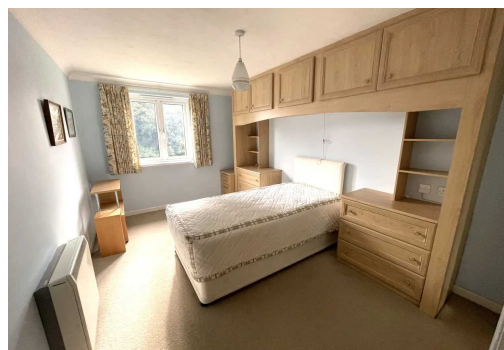
Council Tax Band D

The property is leasehold

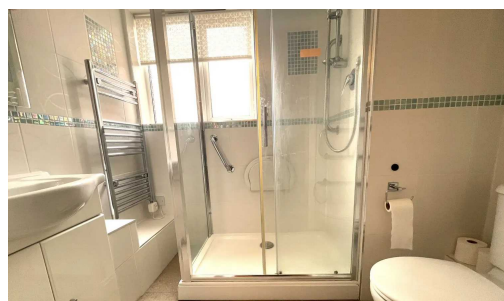
Service charges: £3866.90  
Per year

Ground rent: £792.85 per  
year

Introducing a delightful 2 bedroom apartment situated in the serene and highly sought-after D'Arcy Court retirement community. Designed specifically for individuals seeking a peaceful and secure living environment, this exceptional property offers an array of amenities, making it an ideal haven for those looking to embrace a comfortable and independent lifestyle.

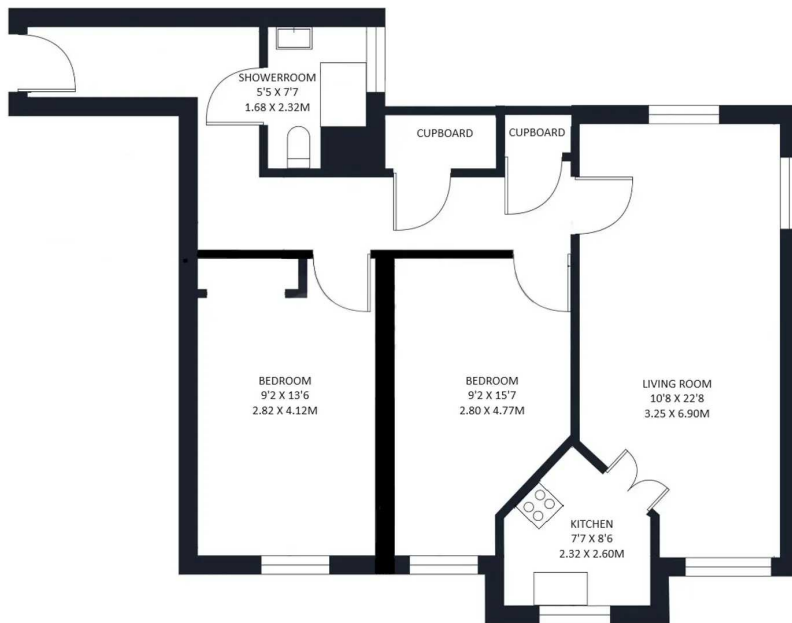


D'Arcy Court is located within walking distance into the centre of the market town of Newton Abbot. Local amenities include supermarkets, shops, pharmacies, doctors, bars and restaurants. The A38 is a short drive away and offers great transport routes to Exeter, Plymouth and the M5 motorway. Newton Abbot also has a mainline train station with direct links to London.





D'Arcy Court's numerous communal areas are a key feature of this retirement community. Residents can socialise and engage in various activities within the carefully designed communal spaces, fostering a sense of community and companionship. The apartment's prime location on the first floor ensures easy access to the communal areas, allowing residents to fully immerse themselves in the vibrant social scene if desired.



### Measurements

Living Room – 10'8 x 22'8 (3.25m x 6.90m)

Kitchen – 7'7 x 8'6 (2.32m x 2.60m)

Bedroom 1 – 9'2 x 15'7 (2.80m x 4.77m)

Bedroom 2 – 9'2 x 13'6 (2.82m x 4.12m)

Shower room – 5'5 x 7'7 (1.68m x 2.32m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	