



## 47 Royal Court, Den Crescent, Teignmouth, TQ14 8BR

£260,000 Leasehold

Retirement Apartment (60+) • Sea Front Location • Second Floor With Lift • Views Across The Den, Pier & Sea • Two Bedrooms (one en suite) • Separate Bathroom • Living Room & Kitchen • Resident House Manager • No Chain • EPC - B

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Royal Court is a beautifully maintained complex for those aged 60+ in an enviable position directly opposite the Den and sea front. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. This apartment is located at the front of the building with sea views and views across The Den to The Pier. We've sold many flats in Royal Court and so know many people who live there, all of whom are very happy there. Also the Resident Manager is particularly helpful and many social activities can be enjoyed if you wish to get involved.

Royal Court is accessed via a communal entrance with intercom entry system. There is a lift and stairs to all floors. Situated on the second floor the front door leads in to its entrance hall where there is an entry phone system, electric heater and a large airing cupboard with light which houses the hot water cylinder.

The large living room with feature fireplace housing electric fire has a window to the front with far reaching views across The Den, over the trees and out to Teignmouth Pier and the sea.

Off the living room is the kitchen with light wood base and wall units, single bowl single drainer sink unit, tiled splash backs, electric oven, hob and cooker hood and space for appliances. There is a window to the front, again with the same lovely views.

The main bedroom has a window to the front overlooking The Den and out across to Teignmouth Pier and the sea and coastline and benefits from built in mirror fronted wardrobes. There is an en suite to this room with a shower cubicle with Mira shower, low level flush WC, pedestal wash hand basin with mirror over, tiled splash backs and an electric wall heater.

A second bedroom gives the same lovely views as above.

The main bathroom comprises bath with shower above and screen, low level WC and wash hand basin in counter with storage below. There's also a heated towel rail, electric wall heater and an extractor fan.

The communal landing on which this apartment is situated has an elegant communal galleried seating area looking down over the first floor residents lounge.

The building is entered through the main residents lounge at the front via steps and there are doors out to the communal car park at the rear giving a level entrance here. A lift serves all floors. Parking spaces are limited.

There is a residents laundry room, guest suites and a refuse room. Stepping out of the building, you are very centrally located for the town's beaches and amenities.

The apartment is just a few minutes stroll to the Post Office, doctors, dentist and foot clinic. There is a bus stop also nearby with a regular service to both Torbay and Exeter.



Council Tax Band D - £2,460 per year

Leasehold - 125 year lease from 1998

Service Charge - £4,278 per year incl water

Ground Rent £722 per year

Mains Services - Electric & Water

Broadband - **Ultrafast** Download 1000Mbps Upload 220 Mbps



**MEASUREMENTS:**

Lounge/Dining Room 23' 6" x 17' 6" (7.16m x 5.34m),

Kitchen 11' 10" x 6' 5" (3.61m x 1.95m),

Bedroom 17' 5" x 8' 10" (5.3m x 2.7m),

En Suite 5' 11" x 5' 3" (1.8m x 1.6m),

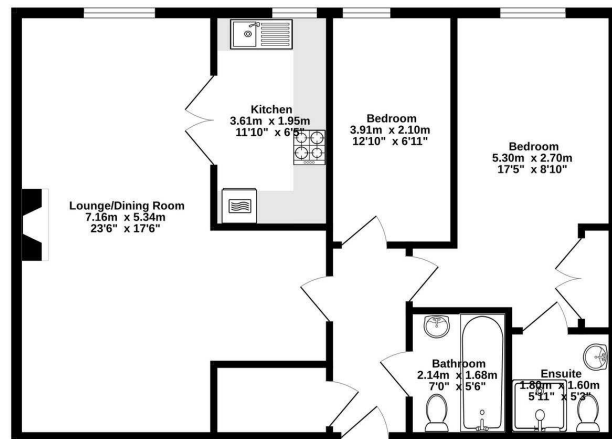
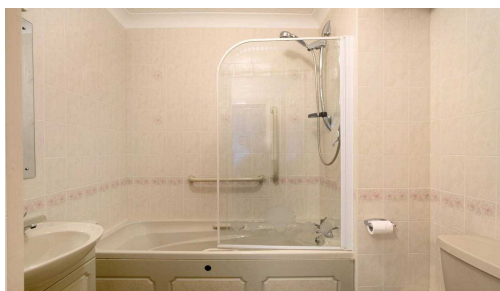
Bedroom 12' 10" x 6' 11" (3.91m x 2.1m),

Bathroom 7' x 5' 6" (2.14m x 1.68m)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast.

The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



**TOTAL FLOOR AREA : 71.6 sq.m. (771 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 parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given.  
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