



Flat 3, Royal Court Den Crescent, Teignmouth

£245,000 Leasehold

Ground Floor Retirement Apartment (60+) • Sea Front Location • Front Facing with Outlook to The Den • Spacious Living Room • Two Bedrooms • Modern En Suite Shower Room • Modern Kitchen & Main Bathroom • Resident Manager, Laundry Room & Guest Suites • Elegant Communal Lounge & Lift to all Floors • EPC - C

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the key to your home



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 in a prime position at the front of the building on the ground floor providing easy access to the facilities. 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 front entrance with intercom entry system. There is a lift and stairs to all floors. There is also a side communal door, on the side nearest to the town, giving quick access to this apartment via some stairs down to the ground floor.

Also on the same level as the apartment there are Guest Suites available for residents to accommodate visitors. There is also a well equipped laundry room and from here you can access the refuse room and rear car park.

From the communal hallway, the front door leads in to the entrance hall of this particularly impressive apartment and you can immediately appreciate the new carpets and fresh décor. In the hallway 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 heaters and a feature fireplace housing an electric fire has a window to the front with an outlook across to Teignmouth Den & Pier. Off the living room is the kitchen, also with a front aspect, fitted with a range of base and wall units, single bowl single drainer sink unit, tiled splash backs and space for appliances.

The main bedroom has a window to the front and benefits from built in mirror fronted wardrobes, heater and an en suite. The en suite has been updated with a shower cubicle and Mira shower, low level flush WC, pedestal wash hand basin with mirror over, tiled splash backs, an electric wall heater and extractor fan.

A second bedroom also has a window to the front and heater. The main bathroom comprises bath with shower above and screen, low level WC and wash hand basin with storage below.

There are small sitting out areas to the rear. At the front steps lead up to the main entrance of Royal Court and there is also level access from the rear. Please note that parking there is limited. 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 - £2,710.19 per year

Leasehold - 125 year lease from 1998

Service Charge - £4381.44 per year incl water

Ground Rent £722.26 per year

Mains Services - Electric & Water

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



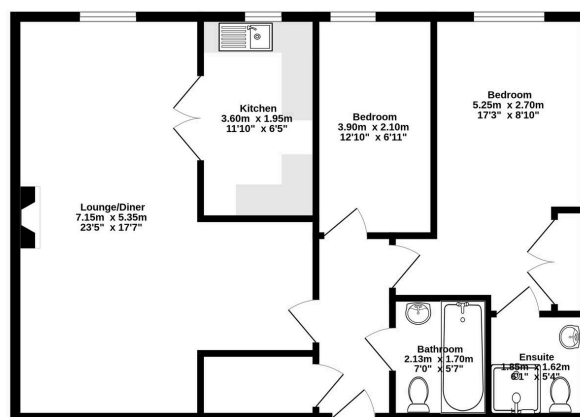
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



MEASUREMENTS: Lounge/Diner 23'5" x 17'7" (7.15m x 5.35m), Kitchen 11'10" x 6'5" (3.60m x 1.95m), Bathroom 7'0" x 5'7" (2.13m x 1.70m), Bedroom 12'10" x 6'11" (3.90m x 2.10m), Bedroom 17'3" x 8'10" (5.25m x 2.70m), Ensuite 6'1" x 5'4" (1.85m x 1.62m)



Ground Floor
72.2 sq.m. (777 sq.ft.) approx.



TOTAL FLOOR AREA : 72.2 sq.m. (777 sq.ft.) approx.
Special survey obtained. This has been used to prepare the measurements of the finished completed floor. Measurements of doors, windows, openings and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This area is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, equipment and materials 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		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		