



Flat 29, Royal Court, Den Crescent, Teignmouth

£97,000 Leasehold

- Retirement Apartment for Aged 60+ • Situated on Teignmouth's Promenade • Highly Regarded Seafront Complex
- Located on First Floor (entrance level) • House Manager and Lift to All Floors • Pull Cords & Care Alarm System
 - One Bedroom • Lounge/Diner • Level Stroll to Town • EPC- B

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Royal Court is in an enviable position directly opposite the Den and sea front in Teignmouth for those aged 60+. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. 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. This apartment is located on the front entrance level with lift and stairs access to the other floors and amenities.

Stepping into the apartments entrance hall there is an entry phone receiver and a good sized storage cupboard housing the hot water cylinder with slatted shelving and light.

The living room has a uPVC double glazed window with rear aspect towards Brunswick Street. There is a night storage heater, feature electric fire and double doors lead through to the kitchen which is fitted with base and wall units and has the same aspect as the living room. There is a stainless steel sink unit, electric hob, oven with cooker hood, and fridge and freezer. There are tiled splash backs and an electric wall heater. The bedroom, with an aspect towards Brunswick Street, has a night storage heater and mirror fronted built in wardrobes. The wet room comprises an electric shower with screen, low level flush WC and wash hand basin with cupboards below. There is a wall mounted mirror with strip light and shaver point, tiled walls, extractor and electric wall heater.

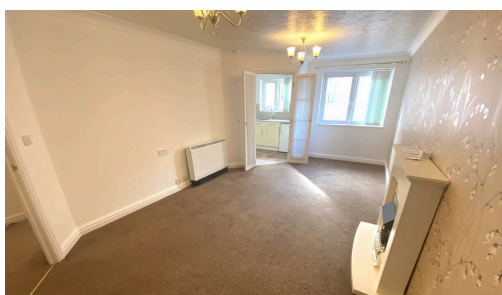
The apartment is fully uPVC double glazed with night storage heating (not tested) and emergency pull cords.

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.

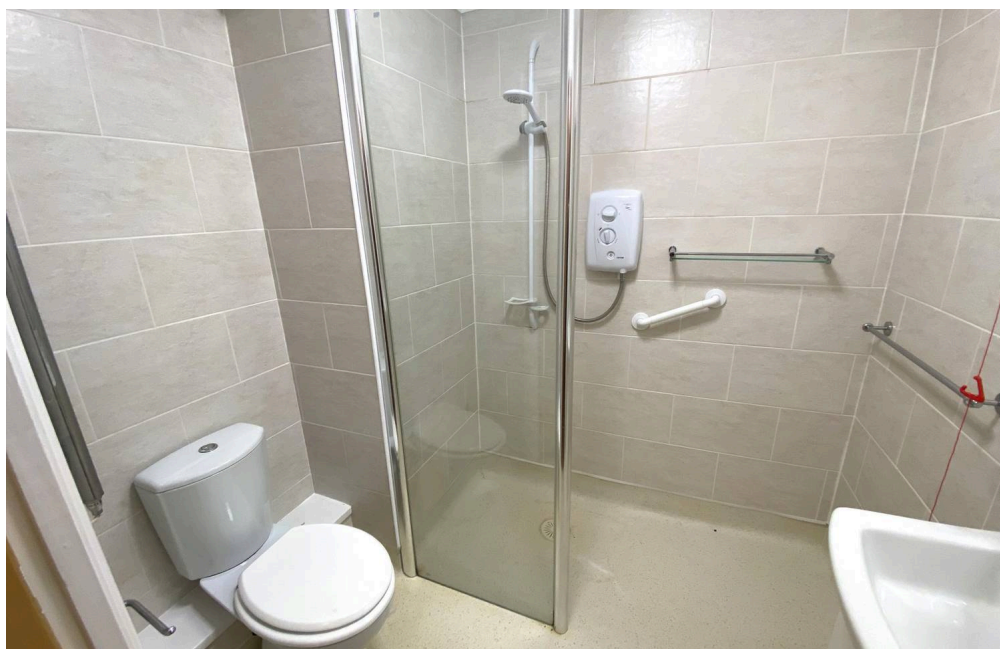
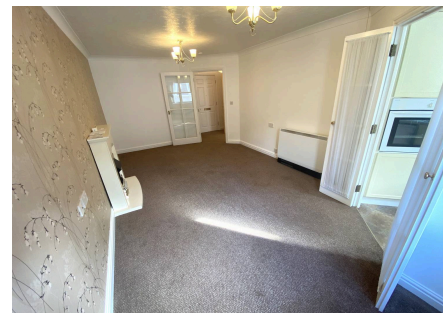
MEASUREMENTS: Lounge 3.23m x 6.05m (10'07" x 19'10"), Bedroom 2.73m x 4.85m (8'11" x 15'11"), Kitchen 2.36m x 2.87m (7'09" x 9'05").



Leasehold - 125 year lease from 1998
Service Charge £2,920.96 per year includes water and building insurance
Ground rent £680 per year
Council Tax Band B - £2,107.93 per year
Mains Services - Electricity & Water



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.

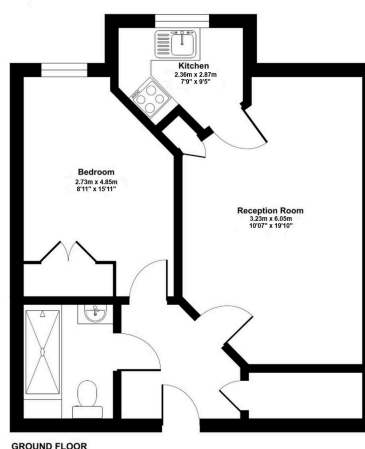


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Den Crescent, Teignmouth, TQ14

Approximate Area = 460 sq ft / 42.7 sq m
For identification only - Not to scale



GROUND FLOOR

