



Stover Court, Newton Abbot

- Ground Floor Retirement Apartment
- Triple Glazing & Underfloor Heating
- Superbly Presented Accommodation
- Communal Grounds & Facilities
- Double Bedroom & Living Room
- Convenient For Town & Amenities
- Private Terrace
- Viewing Very Highly Recommended

Asking Price:
£194,950
 Leasehold

6 Stover Court, East Street, Newton Abbot, TQ12 1GH

Simply stunning is the only way to describe this ground floor McCarthy & Stone retirement apartment. Situated in Newton Abbot's premier retirement development, itself just a stones throw from a Sainsbury's local and a doctors surgery and the town centre approximately 300 meters away. Stover Court offers an excellent range of communal facilities including an elegant lounge with vaulted ceiling, spacious laundry and impressive guest suite. One of the most impressive features are the beautifully landscaped communal gardens.

Offering completely self-contained accommodation, yet with peace of mind provided by an emergency intercom system and development manager. There is much emphasis on security with a video entry system on the main entrance and security inner door to the wing where No 6 has a private entrance door.

Accommodation

Impressive private hallway with oak effect doors. The lounge and dining areas are open plan with decorative fireplace. The kitchen is beautifully fitted with a selection of 'up to the minute' cabinets, lighting and appliances. The double bedroom has a useful walk-in wardrobe and there is also superb wet room / w.c. Excellent storage is also provided by a large airing cupboard / broom cupboard off the entrance hallway. The apartment has high end features such as under floor heating and triple glazed windows as well as a private terrace which is partly paved and has space for a patio table and chairs.

Ground Floor

Entrance Hallway

Airing / Broom Room

Living Room 26' 11" (8.2m) max x 11' 2" (3.4m) max

Kitchen 9' 7" (2.92m) max x 7' 5" (2.26m) max

Bedroom 17' 1" (5.21m) x 9' 7" (2.92m)

Shower Room 7' 3" (2.21m) x 6' 11" (2.11m)

Parking

Car parking permit holders

Council Tax Band: Band C

Communal Facilities

Homeowners Lounge, House Manager, Guest Suite, Laundry Room, Lifts, Landscaped Garden, Mobility Scooter Charging Room & Bicycle Store.

Agents Notes

Lease: Remainder of 125 year lease.

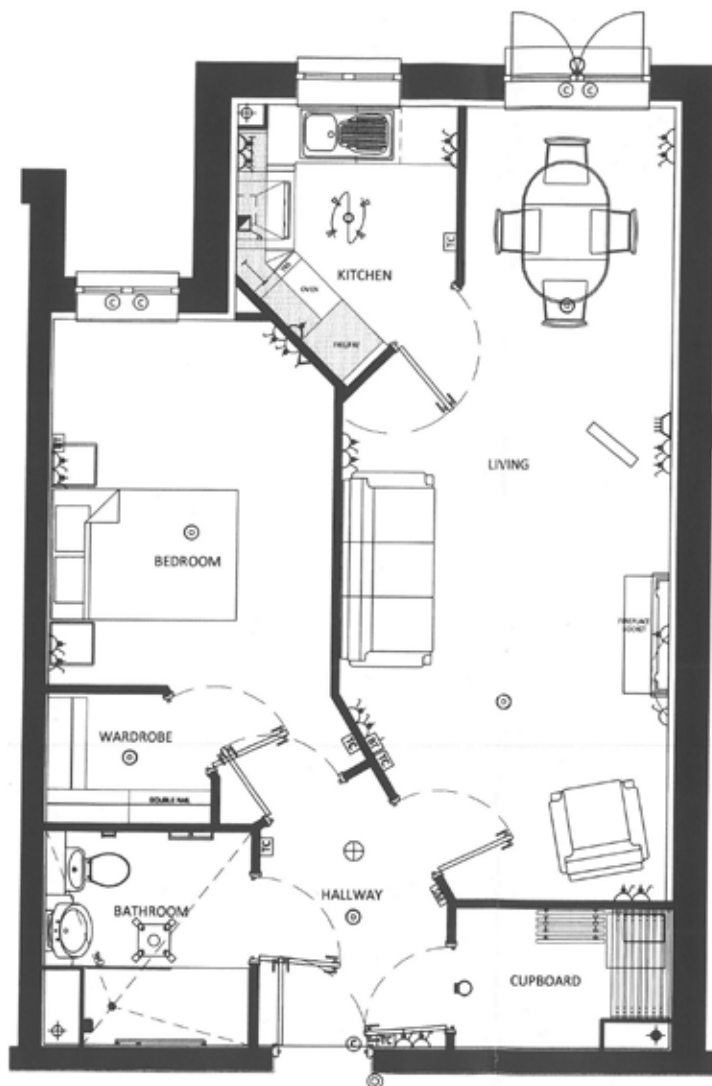
Annual Service Charge: £1,874.00 (Apr 2015 to Mar 2016)
(monthly direct debit payment plan available)

Ground Rent: £212.50 (Apr 2015 to Sep 2015)

Pets: A pet dog, cat or caged bird is permissible with prior written agreement from the management company.

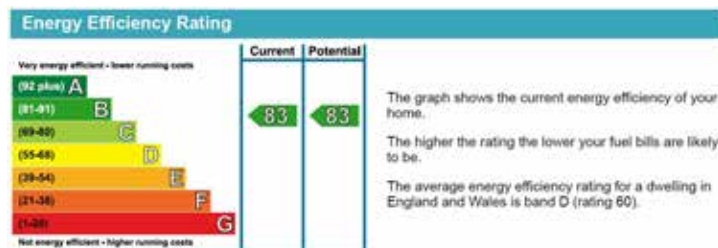
Age Restriction: Over 55

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



Directions

From the Penn Inn roundabout at Newton Abbot take the A381 Torquay Road into Newton Abbot. Continue along A381 as it becomes East Street. Stover Court can be found on the left hand side.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.