



Newton Abbot

- Retirement Apartment
- 1 Double Bedroom
- Lounge/ Diner
- Fitted Kitchen
- Fully Tiled Wet Room
- Triple Glazing & Under Floor Heating
- Communal Facilities
- Convenient For Amenities & Town Centre

Asking Price:

£215,000

Leasehold

EPC RATING: B86

38 Stover Court, Newton Abbot, TQ12 1GH

A superb second floor McCarthy & Stone retirement apartment. Stover Court offers an excellent range of communal facilities including an elegant lounge with vaulted ceiling, spacious laundry and impressive guest suite available for £25 per night. 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.

Stover Court is Newton Abbot's premier retirement development, just a stones throw from a Sainsbury's local, a doctors surgery and the town centre approximately 300 meters away.

Accommodation

The accommodation comprises an entrance hallway with storage cupboard, a lounge/ diner with views over Newton Abbot, a kitchen with integrated appliances, a double bedroom with built-in wardrobes and a fully tiled wet room. Benefits include triple glazing and underfloor heating throughout.

Entrance Hallway

Lounge/ Diner 23' 4" (7.1m) x 11' 2" (3.4m)

Kitchen 7' 7" (2.3m) x 8' 2" (2.5m)

Irregular shaped room

Double Bedroom 17' 1" (5.2m) x 9' 10" (3m)

Shower Room 6' 11" (2.1m) x 7' 3" (2.2m)

Outside

Communal Grounds

Parking

Permit parking available through the development manager.

Agents Notes

Council Tax Band: Band C

Age Restrictions: Over 55s

Lease: 125 year lease from June 2013

Annual Service Charge: £1,800 (Apr 2017 to Mar 2018)

(monthly direct debit payment plan available)

Ground Rent: £425 per annum

(£212.50 payable every 6 months, due for review in 2028)

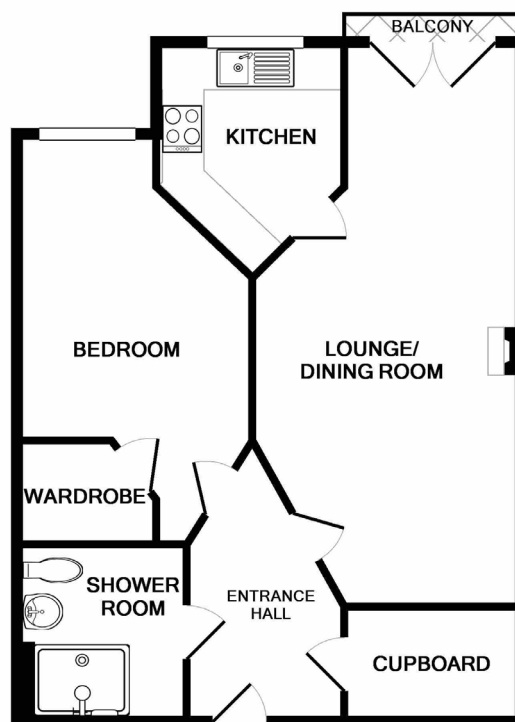
Age Restriction: Over 55

Communal Facilities: Homeowners Lounge, Guest Suite, Laundry Room, Lifts, Landscaped Garden, Mobility Scooter Charging Room, Bicycle Store & Development Manager.

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.

Floor Plans - For Illustrative Purposes Only



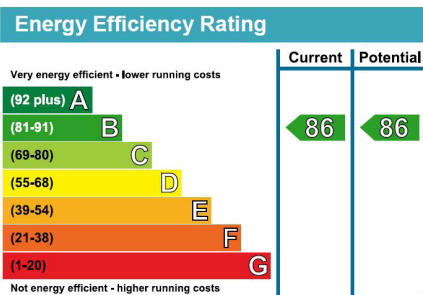
TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate

Full report available on request



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