

SAMPLE MILLS & Co.

Tel: 01626 367018 | Email: sales@samplemills.co.uk



Stover Court
East Street
Newton Abbot

Price **£199,000**

www.samplemills.co.uk

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East Street
Newton Abbot**

Price: £199,000

ABOUT THE PROPERTY:

Stover Court offers fantastic later life living for the over 55's, located just 160 metres from the Newton Abbot town centre, with local Doctors surgery, Sainsbury's local and chemist shop. The complex has state of the art security features including gated car parking and CCTV on the secure entrance, you will feel safe and secure, with a 24 hour emergency call system. The complex has been designed to include light and airy communal spaces including a magnificent vaulted resident's lounge, a fully fitted laundry room and guest suites.

Each apartment comes beautifully appointed with a fitted kitchen, with integrated appliances and stainless steel sink with lever taps, triple glazed windows, and walk in wardrobes and under floor heating. The shower rooms are fitted and tiled with level access showers.

AGENTS NOTE:

Lifestyle Services and Charges:-

Service Charge £35.65

Landlord Ground Rent £8.15

Total £43.80 per week.

Directions

From our Newton Abbot office, head on to Union Street, where you will find Stover Court on the right hand side where the old Newton Abbot Hospital was located.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



FLAT AREA :-

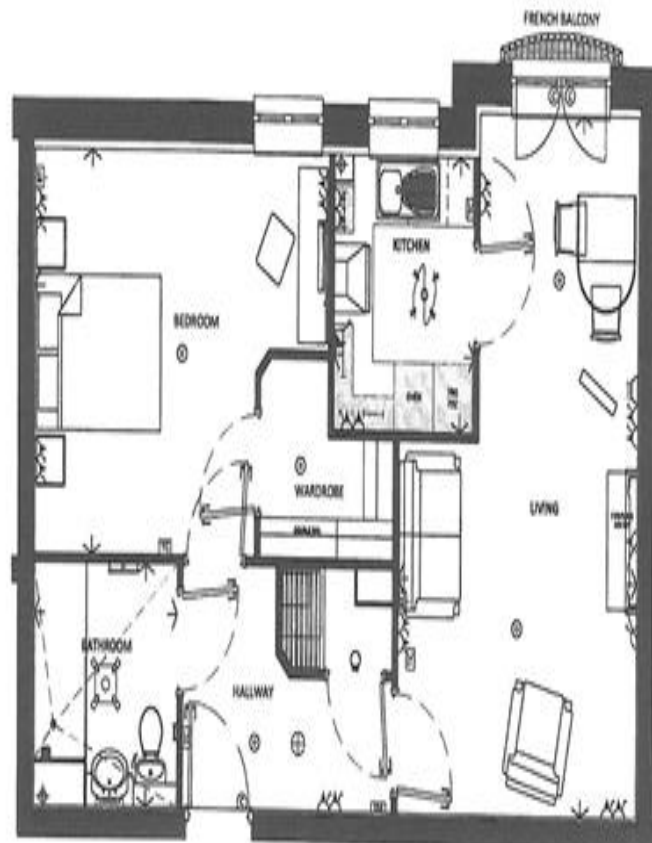
580.39 ft²

53.92 m²

measured to finished
plasterboard faces
disregarding inner walls

Revisions:

Rev: A, Kitchen and Bathroom updated Date: 20.12.12 By: SW



Type: _____
Aspect: _____
Price: _____
Other Features: _____

Apartment No. 26



© McCarthy & Stone Retirement Living Ltd

Living	20' 4" max x 12' 0" max	6123mm max x 3660mm max
Kitchen	7' 10" max x 7' 4" max	2409mm max x 2230mm max
Bedroom	7' 5" max x 6' 4" max	2255mm max x 1930mm max
Bathroom	5' 4" max x 11' 0" max	1651mm max x 3353mm max

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any misstatement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to print.

SALES

Project Title
Retirement Living Scheme
Old Hospital, East Street
NEWTON ABBOT, Devon

Scale: 1:50@A3 Date: TC Drawn: TC Checked: _____

Drawing No: 01/1785/226 Revision: A

Print Date: 10/01/13

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3 Bank Street, Newton Abbot, Devon TQ12 2JL Tel: 01626 367 018

sales@samplemills.co.uk | www.samplemills.co.uk