



## Newton Abbot

- Ground Floor Retirement Apartment
- Comprehensive Communal Facilities
- Smartly Presented
- 1 Double Bedroom
- Self Contained Accommodation
- Development Manager
- Level for Town
- No Upward Chain

Asking Price:  
**£102,000**  
Leasehold

# 21 D'arcy Court, Marsh Road, Newton Abbot, Devon, TQ12 2AP - Draft

A ground floor apartment in this highly regarded development for the retired with on site development manager. Although offering completely self-contained accommodation residents have use of a wide range of communal facilities including a superb lounge with balcony off enjoying a lovely view over the neighbouring cricket ground where regular meetings and activities are held for those who wish to participate. Other facilities include a laundry, bin store, car park, well-kept gardens and a guest suite which can be booked for visitors through the manager.

Although self-contained the apartment offers peace of mind not just via the development manager but also by way of an intercom system and emergency pull cords.

D'arcy Court is situated on the level for Newton Abbot town centre with its attractive mix of long established traders and high street brands. Also on the level is Newton Abbot's train station and both Courtenay and Osborne Parks.

## Accommodation

The beautifully presented accommodation is accessed through a communal entrance hall and lobby with security intercom door and passageway which leads to the apartments own front door. This opens into a well-proportioned hallway off which is a walk in airing / broom cupboard. A patterned glass door from the hall opens into the living room which has a coved ceiling and a door and window opening to and overlooking the front of the development. Double doors then open to the kitchen which also overlooks the front and is fitted with a selection of cabinets, stainless steel sink, oven and hob. The double bedroom has fitted mirror fronted wardrobes and again overlooks the front. The original bathroom has had the bath removed and replaced with a more accessible double shower with fully tiled walls. Offered for sale with no upward chain.

## Ground Floor

Hallway	
Living Room	19' 10" (6.04m) x 10' 10" (3.29m)
Kitchen	7' 8" (2.33m) x 7' 3" (2.2m)
Bedroom	16' 4" (4.98m) x 9' 2" (2.8m)
Bathroom	

## Outside

Communal gardens.

## Parking

By arrangement with the development manager.

Council Tax Band: Band C

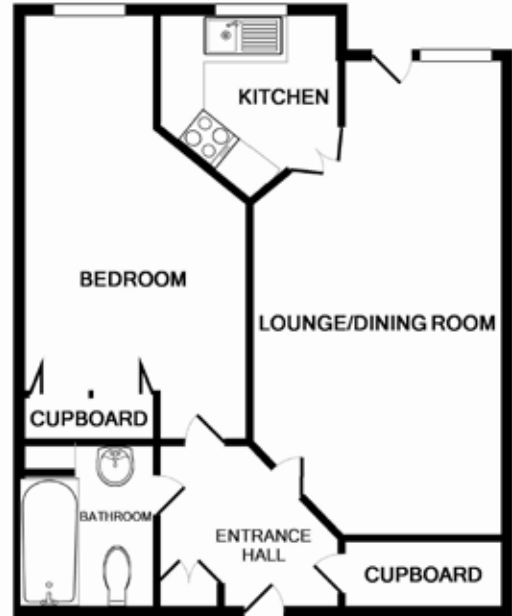
## Agents Notes

Lease:	125 years from 1999
Service Charge:	1st Mar 16 to 31st Aug 16 - £824.85
Ground Rent:	1st Mar 16 to 31st Aug 16 - £165.00

## Directions

From Newton Abbot take the A383 Ashburton Road, past Coombeshead College. Take the fifth turning on the right into Laurie Avenue. Turn right into Rosemary Avenue.

## Floor Plans - For Illustrative Purposes Only

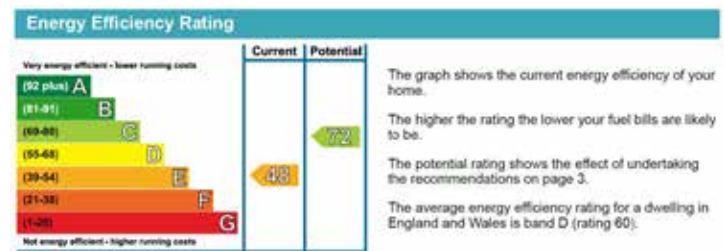


TOTAL APPROX. FLOOR AREA 44.8 SQ.M. (482 SQ.FT.)

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  
Made with Metropix ©2016

## Energy Performance Certificate

Full report available on request



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.