



## D'Arcy Court, Newton Abbot

2x  2x 

ENERGY RATING C73

- Virtual Tour Available
- Ground Floor Retirement Apartment
- 2 Double Bedrooms (1 en-suite)
- Spacious Lounge/Diner
- Modern High-Gloss Kitchen

- Well-Regarded Development
- On the Level for the Town Centre
- Well-Tended Communal Gardens
- Communal Facilities

**Guide Price:**  
**£185,000**  
LEASEHOLD

# Flat 22 D'Arcy Court, Marsh Road, Newton Abbot, TQ12 2AP

A superbly presented and spacious two-bedroom retirement flat located on the ground floor of prestigious D'Arcy Court. The development offers some of the most conveniently located retirement homes in Newton Abbot, situated in a near level location just off the town centre. There are a limited number of larger apartments and this one in particular is light and airy. The master bedroom has an en-suite shower room. The generous lounge enjoys direct access onto the front garden. The kitchen and main bathroom are well-appointed. Electric night storage heating. Double glazing.

D'Arcy Court offers communal facilities including: residents' lounge, laundry room, house manager, telecom entry system, emergency pull cords for peace of mind, communal gardens and non-allocated residents' parking. This lovely apartment will appeal to mature buyers looking for a spacious and conveniently positioned retirement home in superb condition throughout. The agent's opinion is that D'Arcy Court offers good value compared with similar developments in the town, considering location and amenities. Demand for two-bedroom flats within the developments is far higher than for the more numerous one-bedroom homes. Viewings highly recommended to appreciate the accommodation and other benefits on offer.

Marsh Road is situated on the level, just off Newton Abbot town centre and, in addition to a wide range shopping, business and leisure facilities, the development is also a short level walk from a timetabled bus service and the mainline railway.

## Accommodation:

The flat's own entrance door leads to an entrance hallway with large storage cupboard and night storage heater. A multi obscure glazed door leads to the lounge/dining room with feature fireplace, door and window to front, night storage heater. Multi obscure glazed double doors open to the kitchen which is fitted with a range of white high gloss wall and base units, rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob and space for appliances. Bedroom one has windows to front, built in mirror fronted wardrobes, night storage heater and an en-suite shower room comprising corner shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled floors and extractor fan. Bedroom two has a window to front and slimline electric panel heater. The bathroom comprises a panelled bath with shower over, screen and tiling to surround, low-level WC and vanity wash basin.

## Outside:

Well-tended communal gardens comprising level lawn and established shrubs for residents' use.

## Parking:

There are a number of parking spaces available for residents and guests use by arrangement with the house manager.

## Directions:

From the Penn Inn roundabout at Newton Abbot follow the A381, continuing straight ahead through two sets of traffic lights. Keeping in the right hand lane after the lights bear right for the train station (Station Road B3195). Pass the railway station on the right hand side and continue straight ahead at the war memorial junction heading into the town centre. Take the next turning right into Lemon Road. Follow the road along to the left into Marsh Road.

## Agents Notes:

Council Tax: Currently Band D

Tenure: Leasehold

Lease: 125 years from 01/07/1999

Service Charge: Currently approximately £4,176.37 per annum

Review Period: Annually in April.

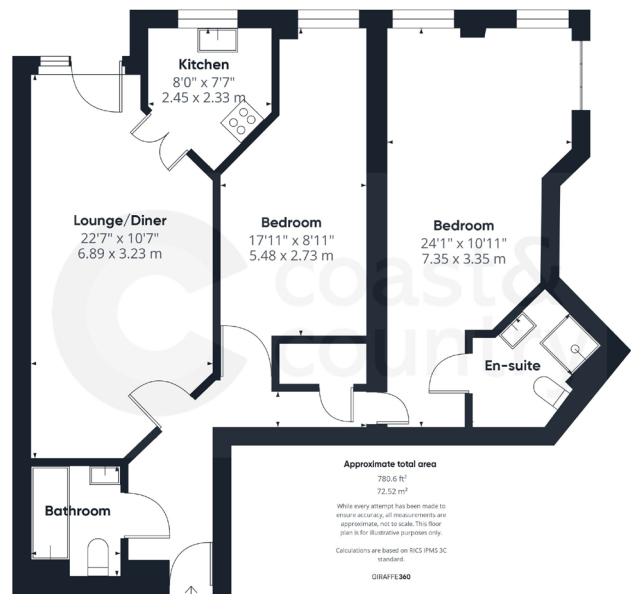
Ground Rent: Currently approximately £792.84 per annum

Service charge includes insurance and maintenance, lift and communal areas including gardens and services of the house managers.

Age Restriction: Over 60s for single occupancy. For double occupancy, one must be 60 and the other must be at least 55.

## Floor Plans - For Illustrative Purposes Only

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.



## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		