



Flat 48, Royal Court, Teignmouth
£280,000



Flat 48

Royal Court, Teignmouth

AGENTS COMMENTS Royal Court is a beautifully maintained complex for those aged 60+ in an enviable position directly opposite the Den and sea front. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. This apartment is located at the front of the building with sea views. Of particular benefit is the re-fitted walk in wet room and en suite shower room. We've sold many flats in Royal Court and so know many people who live there, all of whom are very happy there. Also the Resident Manager is particularly helpful and many social activities can be enjoyed if you wish to get involved.

Council tax band: D

Tenure: Leasehold

- Retirement Apartment (Age 60+)
- Sea Front Location
- Uninterrupted Sea Views From All Rooms
- Second Floor with Lift
- Two Bedrooms, one En Suite
- Separate Wet Room
- Living Room and Kitchen
- Resident Manager
- Communal Facilities
- EPC Rating - B

STEP INSIDE Royal Court is accessed via a communal entrance with intercom entry system. There is a lift and stairs to all floors. Situated on the second floor the front door leads in to its entrance hall where there is an entry phone system, a night storage heater and a large airing cupboard with light which houses the hot water cylinder. The living room is L shaped with a window to the front and sea lovely views. Off the living room is the kitchen with base and wall units, single bowl single drainer sink unit, tiled splash backs, electric oven, hob and cooker hood and space for appliances. There is a window to the front, again with a lovely sea view and there is an electric wall heater. The main bedroom has a window to the front with sea views, built in mirror fronted wardrobes, night storage heater and a telephone point. There is an en suite to this room with a shower cubicle with Mira shower, low level flush WC, pedestal wash hand basin with mirror over, tiled splash backs and an electric wall heater. The second bedroom has a window to the front with sea view and an electric wall heater.

The main wet room has been re-fitted with a shower unit, fitted shower seat and shower curtain rail. There is a Geberit wash/dry WC and pedestal wash hand basin with mirror, light and glass shelf over. There's also a heated towel rail, electric wall heater and an extractor fan. The windows are all uPVC double glazed.

Lounge/Diner:- 5.07m x 7.08m (16'8 x 23'3) overall Kitchen:- 1.91m x 3.59m (6'3 x 11'9) Bedroom 1:- 3.30m x 5.26m (10'10 x 17'3) Bedroom 2:- 2.08m x 3.92m (6'10 x 12'10)

Leasehold: 99 years remaining

Service Charge £2,308.40 per year

Ground Rent: £722.26 per year

Council Tax Band D





STEP OUTSIDE

The communal landing on which this apartment is situated has an elegant communal galleried seating area looking down over the first floor residents lounge. The building is entered through the main residents lounge at the front via steps and there are doors out to the communal car park at the rear giving a level entrance here. A lift serves all floors.

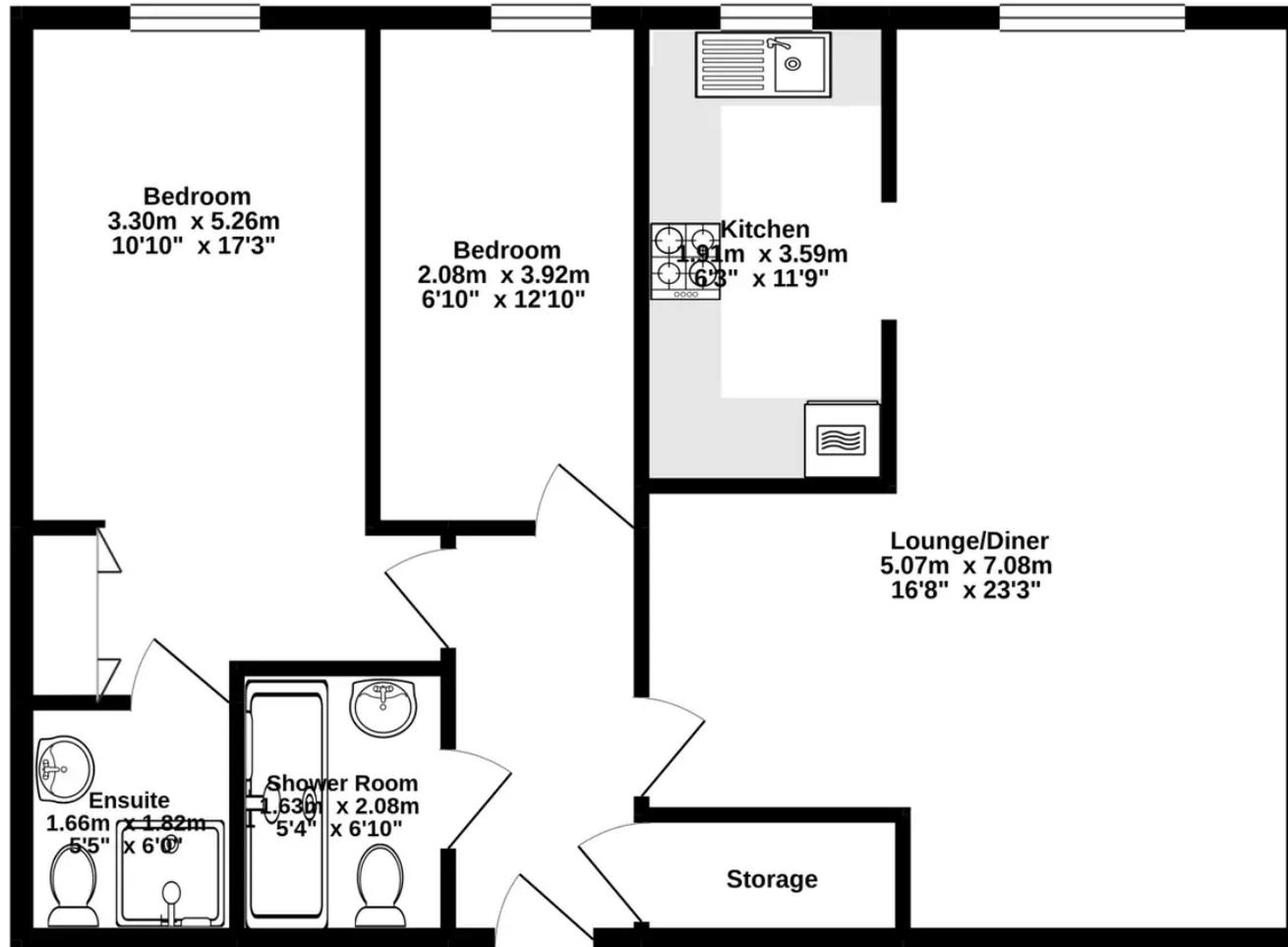
Parking spaces are limited.

There is a residents laundry room, guest suites and a refuse room. Stepping out of the building, you are very centrally located for the town's beaches and amenities. The apartment is just a few minutes stroll to the Post Office, doctors, dentist and foot clinic. There is a bus stop also nearby with a regular service to both Torbay and Exeter.



Ground Floor

69.8 sq.m. (751 sq.ft.) approx.



TOTAL FLOOR AREA : 69.8 sq.m. (751 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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