

## 28 D'Arcy Court

Marsh Road, Newton Abbot, Devon, TQ12 2AP



**PRICE: £189,000**

**Lease: 125 Years from 1999**

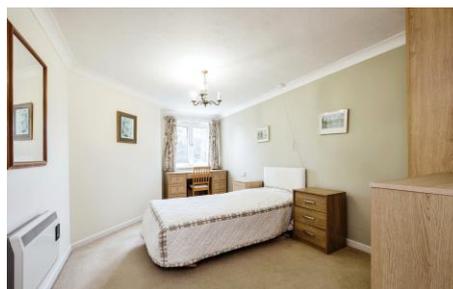
### Property Description:

A CORNER POSITION TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

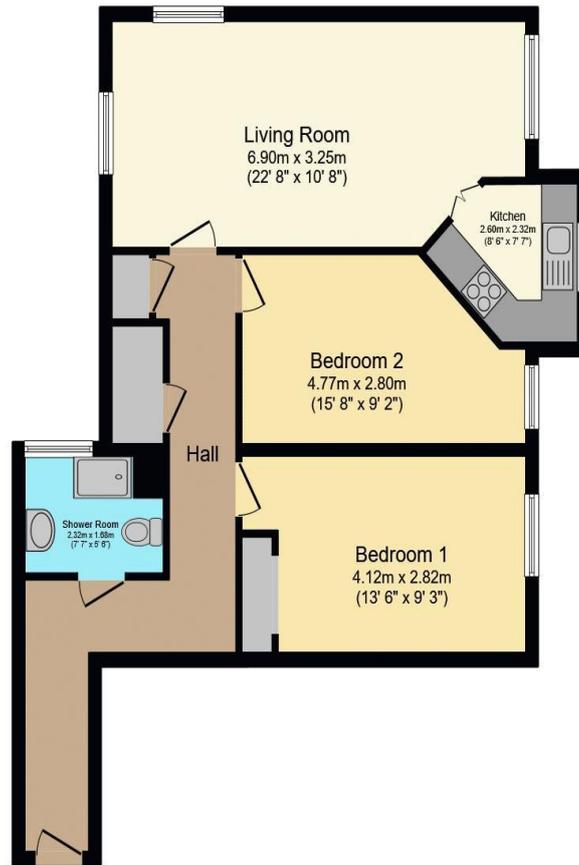
D'Arcy Court situated alongside the River Lemon, was constructed by McCarthy & Stone (Developments) Ltd and comprises 58 properties arranged over 3 floors each served by a lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge  
Development Manager  
24 hour Emergency Appello call system  
Video Door Entry System (linked to owners TV)  
Intruder Alarm System

Guest Suite and Lift to all floors  
Communal Laundry  
Minimum Age 60  
Lease 125 years from 1999



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 72.0 sq.m. (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£792.85**

**Ground Rent Period Review:**

**2043**

**Annual Service Charge:**

**£4,177.54**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.