



Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

17 The Priory, Priory Road, Newton Abbot, Devon TQ12 5PP



£320,000 Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to The Priory reception. Thank you.

A delightful two bedroom dual aspect first floor apartment with balcony boasting glorious far reaching views, viewing recommended! Comprising;

- Lift & stairs in easy reach of front door and laundry
- Entrance hall
- Well-appointed dual aspect sitting / dining room
- Charming fitted kitchen with original pantry style cupboard
- Double bedroom with adjacent shower room
- Second bedroom
- Further shower room
- South facing balcony
- Wealth of character and original period features throughout
- Garage in block
- Fantastic communal facilities including swimming pool



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Entrance Hall:

The hallway extends the length of the property with built in storage/display units to one side, picture rail and coving to ceiling, airing cupboard, storage heater and power points, glazed double doors onto;

Kitchen:

Delightful fitted kitchen with original pine eye and base units still in very good condition, complementary worktops, stainless steel sink and drainer, ceramic hob with extractor, waist height integrated electric oven and microwave, space for fridge-freezer, fabulous additional built-in floor to ceiling shelved pantry style cupboard, new storage heater, space for table by the window with views over the priory Clock Tower and grounds.



Sitting / Dining Room:

A truly delightful room with a wealth of charm and character boasting enviable views from the 5 large windows and French doors that lead onto a decked balcony. The room has a focal point marble fire place with log effect electric fire, new storage heaters, new chandelier, telephone and power points, coving to ceiling and picture rail. A recessed alcove sits next to the fireplace.



Bedroom One:

Good size double room with fitted wardrobes to one wall, power points, sash window with a seat and lovely outlook over the Priory grounds and building, picture rail, new storage heater, a second door opens onto the hallway from the bedroom and leads into the bathroom.



Shower Room:

Comprising; fitted vanity sink unit with extending counter top and cupboard below, large wall width fitted mirror and wall mounted mirrored cabinet, large walk-in shower, low level WC, spot lights, towel rail and mounted electric fan heater and fitted extractor fan.

Bedroom Two:

A lovely room with stunning stone trefoil windows to enjoy the wonderful views, power points, new storage heater, range of built-in wardrobes and door into;



En-suite:

Fully tiled, enclosed shower cubicle, vanity sink unit, heated towel rail, low level WC, electric fan heater, wall mounted mirror and cabinet. Fitted extractor fan.

A truly wonderful apartment in the main Priory Building with all the facilities conveniently at hand.

KEY FACTS SALES		17 The Priory, Priory Road, Newton Abbot, Devon, TQ12 5PP	Created 18/5/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with The Priory Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 299 year lease from 25th Dec 1986 (263 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£320,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Allocated parking space or a garage applies to The Priory.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from May 2022 to Apr 2023	Service Charge: 7,815.30 PA for single or double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £148,840.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Peppercorn ground rent	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, water, phone, IT	Buyer introduction pack
	Council tax	Band E - £2,594.91 pa	Devon County Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	2.5% (1st year), 5% (2nd year), 7.5% (third year), 10% (fourth year) or 12.5% (after year 4) of the sales price when the property is re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease