



- GROUND FLOOR APARTMENT IN HIGHLY REGARDED DEVELOPMENT
- BEAUTIFULLY PRESENTED AND TASTEFULLY DECORATED
- NO ONWARD CHAIN
- RECEPTION/SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM WITH FITTED WARDROBES
- MODERN FITTED SHOWER ROOM
- SECURE PARKING

Strand, Teignmouth, TQ14 8XZ

£165,000

Occupying a ground floor location within the highly regarded Morgans' Quay development is this beautifully presented, tastefully decorated apartment with allocated secure underground PARKING and NO ONWARD CHAIN. With modern fitted John Lewis kitchen and modern shower room, all conveniently located in close proximity to the town centre amenities and just a short walk from Teignmouth's mainline railway station and sitting equidistant to Teignmouth's seafront and river beach.



Property Description

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Entrance door into...

APARTMENT 33

ENTRANCE HALLWAY

Door to linen/storage cupboard with slatted shelving and housing a factory lagged hot water cylinder. Doors to...

RECEPTION ROOM/SITTING ROOM

uPVC double glazed tilt and turn window overlooking the central courtyard, two electric radiators, wall hung telephone entry system. Open through to...

KITCHEN

A modern, recently installed John Lewis kitchen with range of high gloss cupboard and drawer base units, corner carousel unit, integrated washing machine, sliding refuse drawer, integrated dishwasher larder style unit housing integrated refrigerator, brushed chrome Bosch double oven, attractive counter tops and corresponding splash backs, metro tiling, one and a half bowl drainer stainless steel sink unit with mixer tap over, ceramic hob with concealed extractor over, corresponding eye level units, fitted spotlighting.

BEDROOM

uPVC double glazed tilt and turn window with similar aspect to the sitting room/lounge, electric radiator, range of triple width fitted wardrobes with hanging rail, drawers and fitted shelving.

SHOWER ROOM





Modern fitted shower room with suite comprising a tiled shower cubicle with glazed sliding door and screen, fitted Mira shower with drying area, pedestal wash hand basin, low level WC, illuminated mirror, ladder style towel rail/radiator, fitted extractor, wall hung electric fan heater.

SECURE UNDERGROUND PARKING SPACE

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 92 years

Annual Ground Rent: £200

Ground Rent Review: 2040

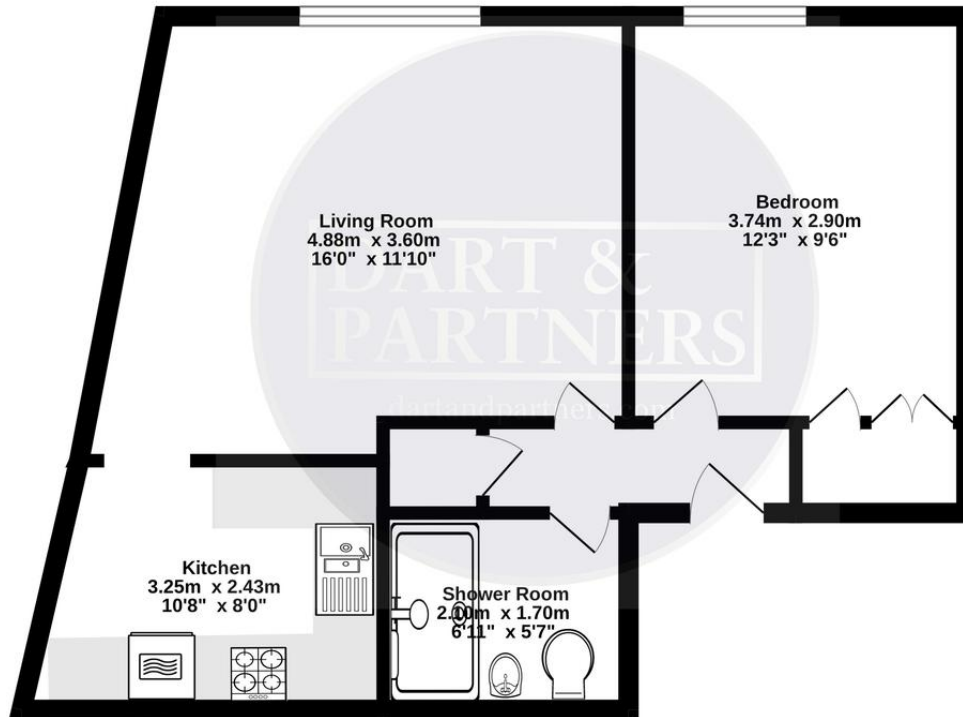
Annual Service Charge: £3070.30

Service Charge Review: 31st March

Council Tax Band B

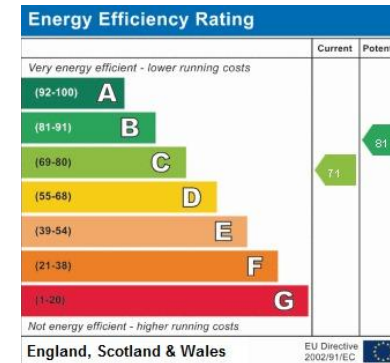


Ground Floor
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 42.0 sq.m. (452 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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