



- RETIREMENT APARTMENT FOR THE OVER 55'S
- SITUATED IN HIGHLY DESIRABLE LEANDER COURT
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR TOWN CENTRE AMENITIES AND BEACH
- TASTEFULLY DECORATED THROUGHOUT
- LOUNGE, KITCHEN, ONE BEDROOM, SHOWER ROOM
- LIFT AND STAIR ACCESS
- EMERGENCY PULL CORDS, HOUSE MANAGER
- RESIDENTS LOUNGE, COMMUNAL LAUNDRY

Strand, Teignmouth, TQ14 8AQ

£120,000

Situated within the highly regarded and sought after retirement development of Leander Court on the Strand Teignmouth, with level and convenient access to all town centre amenities and just a few steps from Teignmouth seafront beach and river beach. The apartment has been tastefully decorated and is offered to the market with **NO ONWARD CHAIN.**



Property Description

Situated within the highly regarded and sought after retirement development of Leander Court on the Strand Teignmouth, with level and convenient access to all town centre amenities and just a few steps from Teignmouth seafront beach and river beach. The apartment has been tastefully decorated and is offered to the market with **NO ONWARD CHAIN**.

Leander Court has a residents lounge with regular activities, a private gate with security code through to the river beach, communal laundry and guest suites. The first floor apartment, which is accessed via stairs or passenger lift, has emergency pull cords throughout and a house manager. Secure telephone entry to a communal hallway with lift and stairs rising to the first floor.

Entrance door to APARTMENT 13

Entrance door to....

ENTRANCE HALLWAY

Wall mounted telephone entry control unit. Door to linen/storage cupboard with factory lagged hot water cylinder and slatted shelving. Doors to...

LOUNGE

uPVC double glazed squared bay window overlooking the communal quadrant with deep sill, Dimplex night storage heater, attractive arched hatch through to kitchen. Doorway through to...

KITCHEN

Range of cupboard and drawer base units with teak style trim under laminate rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap over, tiled splash backs, corresponding eye level units with fitted extractor hood, under counter lighting, space for cooker, further under counter appliance spaces, plumbing for washing machine, space for upright fridge freezer, fitted extractor.





BEDROOM

uPVC double glazed window with similar aspect to the lounge, Dimplex night storage heater, range of built in wardrobes with hanging rail and fitted shelving.

SHOWER ROOM

Suite comprising WC with concealed plumbing, pedestal wash hand basin, shower cubicle with drying area and fitted Mira shower, sliding glazed door and screen, fitted mirror, shaver light and socket, extractor, ladder style towel rail, Dimplex electric heater, part tiled walls.

MATERIAL INFORMATION - As advised - Subject to legal verification

Leasehold:

Length of Lease: 125 years from 1st January 1988

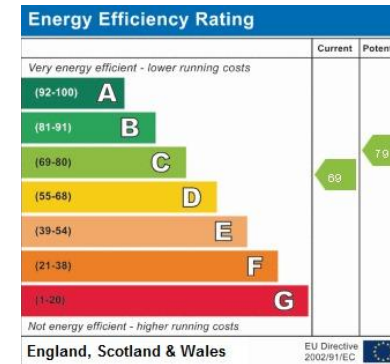
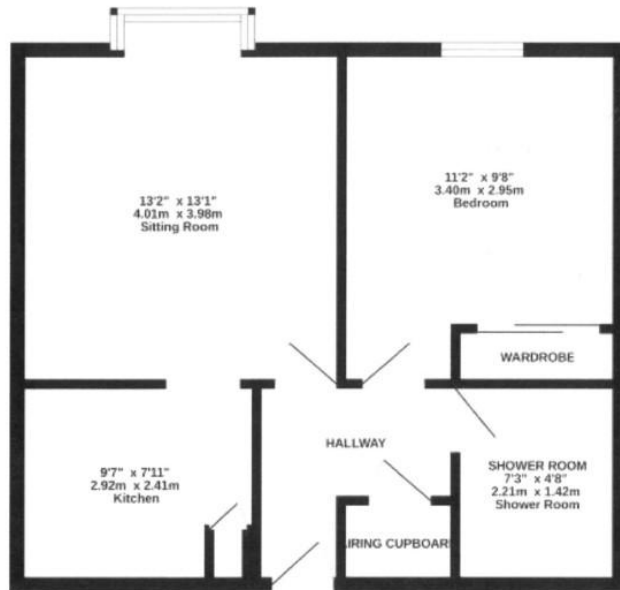
Annual Ground Rent: £25 per quarter (£100 per annum)

Ground Rent Review:

Annual Service Charge: £3644.28 per annum (£303.69 per month)

Service Charge Review:

Council Tax Band B



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements