



ALEXANDRA ROAD, DAWLISH, EX7 9JT
GUIDE PRICE £70,000





Offered with no onward chain, is this second floor one bedroom apartment which enjoys a pleasant open outlook over rolling countryside beyond and is designed for the over 60's living. The property has accommodation briefly comprising reception hall, living room, fitted kitchen, bathroom and bedroom. An internal viewing comes highly recommended.

Timber front door into....

RECEPTION HALL Wall mounted electric heater, power point, emergency pull cord, doors to principal rooms, door through to....

LIVING ROOM Dual aspect with windows to front and side aspect enjoying a wonderful open outlook towards rolling countryside beyond, Night Storage heater, power points, television aerial connection point, door through to....

KITCHEN Window to side aspect. Matching range of wall and base units with roll top work surface, inset stainless steel sink drainer, four ring electric hob with extractor above, tiled splashbacks, power points, eye level electric oven, space for washing machine and fridge and freezer.

BATHROOM With skylight. Coloured suite comprising close coupled WC, pedestal wash hand basin and panelled bath, tiled splashbacks, vanity mirror and vanity light with shaver socket, wall mounted electric heater.

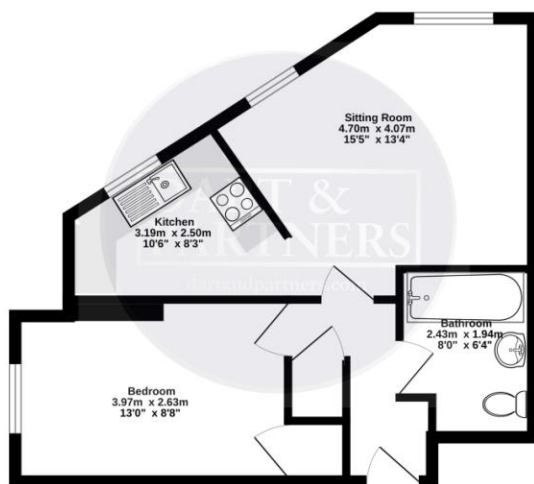
BEDROOM Window to side aspect, built in wardrobe with hanging rail and wall mounted consumer unit, Night Storage heater, power points, pull cord, airing cupboard accessed via reception hall with factory lagged hot water cylinder and timber slatted shelving.

OUTSIDE There is an allocated parking space and use of the well tended communal grounds.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 199 years from 25th December 1985
 Annual Ground Rent: £10.00 per annum (peppercorn rent)
 Ground Rent Review: TBC
 Annual Service Charge: £3,7265.29 per annum – can be paid annually, quarterly, monthly (monthly - £310.52)
 Service Charge Review: TBC
 Council Tax Band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

