



- OVER 60's RETIREMENT APARTMENT
- SITUATED ON SECOND FLOOR
- LOVELY RURAL VIEWS
- LOUNGE, KITCHEN
- BEDROOM, BATHROOM
- EMERGENCY PULL CORDS
- ALLOCATED PARKING, COMMUNAL GARDENS
- NO CHAIN, VIEWING HIGHLY RECOMMENDED

Alexandra Road, Dawlish, EX7 9JT

OIEO £62,000

A one bedroom second floor apartment, designed for over 60's living. Lounge, kitchen, bedroom, bathroom, ALLOCATED PARKING SPACE, communal gardens, emergency pull cords, lovely rural views. No onward chain. Viewing highly recommended.



## Property Description

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 uPvc Double glazed 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

uPvc Double glazed 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

uPvc Double glazed 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.

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.

**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)

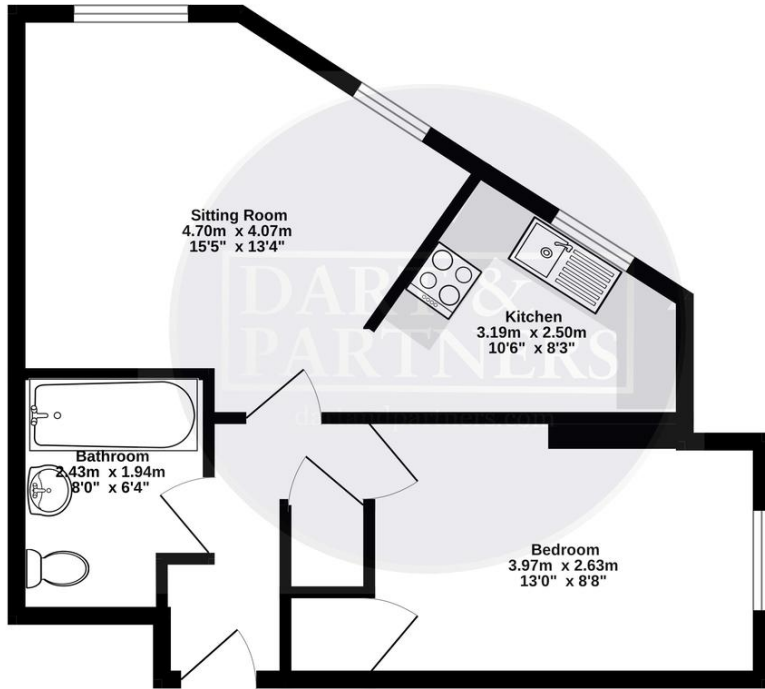
**Ground Rent Review:** TBC

**Annual Service Charge:** £3,7265.29 per annum – can be paid annually, quarterly, monthly (monthly - £310.52)

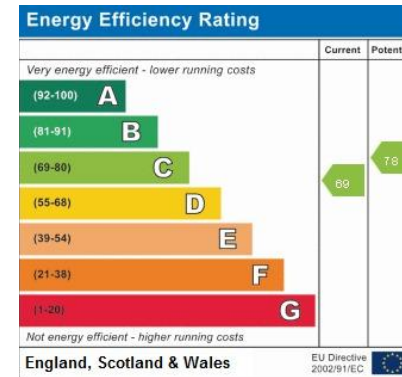
**Service Charge Review:** TBC

**Council Tax Band** A

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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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