



## Flat 25, St. Josephs Court, Teignmouth, TQ14 8FQ

£395,000 Leasehold

Third Floor Penthouse Apartment • Town Centre Location • Wrap Around Balcony • Two Double Bedrooms • Master Bedroom En Suite With Access to Balcony • Stylish Open Plan Living • Secure Entry • Gated Undercover Allocated Parking Space • Lift To All Floors • EPC - C

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Stepping into the apartment, the L shaped hallway has an intercom entry receiver, a double built in storage cupboard and doors off to the principal rooms.

The living space is a beautiful bright open plan area with ceiling spotlights and two sets of windows and tilt and turn doors to the front which give access to the generous balcony which wraps around the apartment. A further door to the side by the kitchen area opens on to the balcony seating. A stylish curved worktop incorporating a one and half bowl under mount sink naturally divides the space and provides additional counter seating. The kitchen has a range of base and wall units and has a Hotpoint Range cooker with 5 ring gas burner and electric oven with extractor hood above and there is an integrated dishwasher as well as integrated fridge and freezer. There is plumbing and space for a washing machine.

A good size double bedroom with dual aspect overlooks the front and side. There is plentiful built in furniture with desk, drawer space and storage as well as 2 further built in storage cupboards, one of which houses the boiler. A door opens to the Jack n' Jill bathroom also accessed from the hallway and comprises bath with shower attachment, shower cubicle with rainfall shower and hand held attachment, wall hung wash hand basin with mirror and light above and low level dual flush WC. There are two ladder style radiators, extractor and an obscure glazed window to the side.

The generous master bedroom, with a glazed door accessing the balcony, has plentiful built in bedroom furniture with hanging and shelving with additional overhead bridging unit. A door leads through to the en suite shower room with shower cubicle with rainfall shower, wall hung wash hand basin with mirror and light above and low level dual flush WC. There is a ladder style radiator and extractor.

MEASUREMENTS: Kitchen/Lounge/Dining Room 26' 8" x 19' 3" (8.14m x 5.88m), Bedroom 19' 1" x 12' 6" (5.81m x 3.8m), Bathroom 12' 6" x 8' 8" (3.8m x 2.65m), Bedroom 15' 10" x 14' 1" (4.82m x 4.3m)

Council Tax Band D - £2,344.06 per year.

Leasehold: 999 Year Lease from 2012.

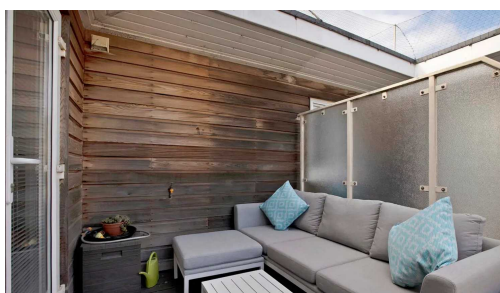
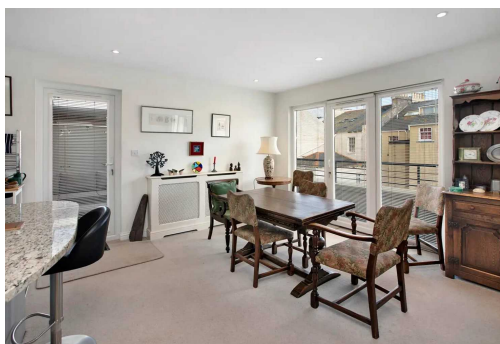
Service Charge: £2,166.00 per year.

Ground Rent: £75.00 per year.



This penthouse apartment enjoys a large private wrap around balcony with views to the town and across to Shaldon and surrounding countryside. There is an area to accommodate garden furniture and seating. The balcony, which has an outside tap and outside power, can be accessed from the open plan living space and from the master bedroom

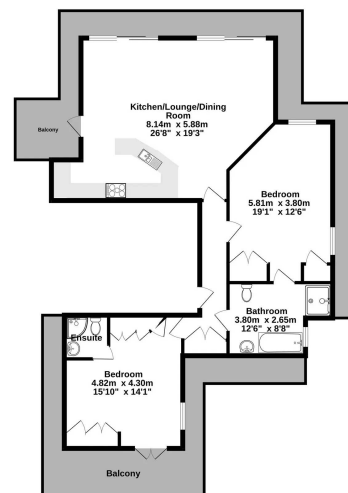
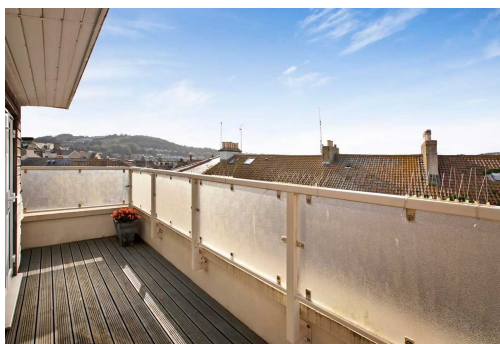
The apartment has secure, undercover allocated parking for 1 vehicle.



St Joseph's Court is a beautifully maintained apartment complex in an enviable town centre position, just a short level stroll from the shops and beaches. With secure entry and gated under cover parking, this apartment boasts a wrap around balcony with seating area and generous accommodation, making this a truly fantastic home with all of the town's amenities on the doorstep.



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



TOTAL FLOOR AREA: 66.4 sq.m. (1037 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of actual finished areas may vary slightly from those indicated. The floor plan is for illustrative purposes only and does not constitute an offer of any specific property. The location, options and appliances shown here are for illustrative purposes only and are subject to change without notice. The location, options and appliances shown here are for illustrative purposes only and are subject to change without notice.

