



- GROUND FLOOR RETIREMENT APARTMENT IN HIGHLY REGARDED DEVELOPMENT
- IN CLOSE PROXIMITY TO TEIGNMOUTH RIVER BEACH AND SEAFRONT
- CONVENIENTLY LOCATED FOR ALL TOWN CENTRE AMENITIES
- TWO BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
- MODERN FITTED KITCHEN, SITTING ROOM/LOUNGE, BATHROOM
- COMMUNAL LOUNGE AND LAUNDRY
- RESIDENT HOUSE MANAGER AND EMERGENCY PULL CORDS
- TASTEFULLY DECORATED

Strand, Teignmouth, TQ14 8AQ

Guide Price £175,000

Leander Court is a purpose built retirement block in a superb position between Teignmouth's seafront beach and river beach in level close proximity to the town and all town centre amenities. The development benefits from a communal lounge, communal laundry facilities and communal grounds. The development has a resident manager and Careline alarm system with pull cords located in every room. The ground floor apartment is offered in excellent order and is tastefully decorated with a modern fitted kitchen, lounge, two bedrooms (one with an en-suite shower room) and bathroom. There is additional side entrance with easy access to the apartment.



Property Description

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COMMUNAL RESIDENTS RECEPTION

With communal entrance hall leading to...

APARTMENT 5

Entrance door into...

ENTRANCE HALLWAY

Wall mounted electric Dimplex heater, emergency pull cords (which are located in each room throughout the apartment). Double doors to airing/linen cupboard housing modern recently installed hot water cylinder and with seep slatted shelving. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window with outlook onto Strand with further high level uPVC double glazed window, Dimplex electric heater.

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces with attractive tiled splashbacks incorporating a one and a half bowl stainless steel drainer sink unit with mixer tap over, four ring Neff ceramic hob, washing machine, upright fridge freezer, recessed shelving, larder style unit housing a brushed chrome Neff double oven, corresponding eye level units with a concealed extractor hood, uPVC double glazed window to side aspect, under counter lighting.





BEDROOM

uPVC double glazed window to side aspect, Dimplex electric heater, sliding doors to a built in wardrobe with hanging rail and fitted shelving. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Heated towel rail, pedestal wash hand basin with fitted mirror, shaver light and socket, WC with concealed plumbing, recessed display shelving, fully tiled shower cubicle with glazed door/screed, fitted Hydro shower, fitted extractor fan, wall hung Dimplex electric heater.

BEDROOM TWO

uPVC double glazed window to side aspect, Dimplex electric heater.



MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 90 years remaining

Annual Ground Rent: £100

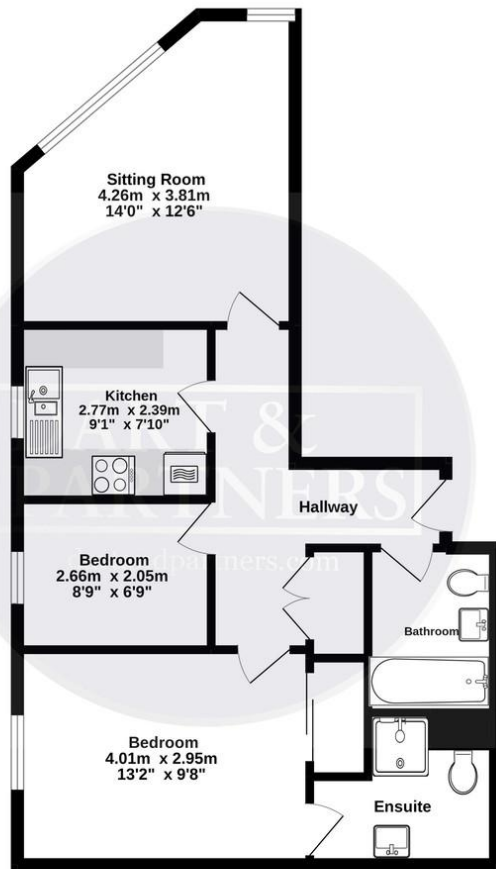
Ground Rent Review:

Annual Service Charge: £3644.28

Service Charge Review:

Council Tax Band C

Ground Floor
55.8 sq.m. (601 sq.ft.) approx.



TOTAL FLOOR AREA : 55.8 sq.m. (601 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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