



- SEAFRONT APARTMENT
- EXCELLENT ORDER THROUGHOUT
- LIVING ROOM
- KITCHEN
- BEDROOM
- SHOWER ROOM
- ALLOCATED PARKING
- NO ONWARD CHAIN

Courtenay Place, Teignmouth, TQ14 8AY

£180,000

An opportunity to purchase an immaculately presented sea front apartment providing excellent access to Teignmouth town centre, and promenade. Living room, kitchen, bedroom, shower room, allocated parking.





## Property Description

A beautifully presented contemporary apartment with own private access, off road parking situated in highly sought after location on Teignmouth seafront. The apartment has undergone a comprehensive programme of upgrading refurbishment and is offered in show home condition. The accommodation briefly affords:

uPVC double glazed entrance door with uPVC double glazed windows either side into:

### LIVING ROOM

Contemporary styled living room with fitted TV unit and cupboards below, wall mounted storage, wall mounted electric remote controlled fire, digitally controlled oil filled radiator. Opening through to:

### KITCHEN

Range of wall and base units with laminate roll edge work surface, splash backs, breakfast bar, integrated 'New World' electric oven, a four ringed electric induction hob, single drainer stainless steel sink unit with strong electrical mixer tap having instant hot and cold water, space and plumbing for automatic washing machine, further under counter appliance space, fitted extractor, door to deep storage cupboard with fitted shelving, door into:

### INNER HALLWAY

Wall mounted digital oil filled electric heater, fitted shelving, door to shower room, door through to communal entrance.

### BEDROOM

uPVC double glazed window overlooking rear courtyard, wall mounted oil filled heater, range of bedroom furniture.







### SHOWER ROOM

Wash hand basin set into vanity unit, low level WC with concealed plumbing, cupboards, chrome effect ladder style towel rail/radiator, tiled flooring, walk in oversized shower cubicle with glazed screen and fitted shower, fitted extractor fan.

### OUTSIDE

To the front of the property there is allocated parking and short flight of steps down to Apartment 1. From the communal hallway there is a rear door giving pedestrian access through to the Triangle.



MATERIAL INFORMATION - Subject to legal verification TBC

Leasehold:

Length of Lease: 125 years from 1993

Annual Ground Rent: £50

Ground Rent Review: FIXED

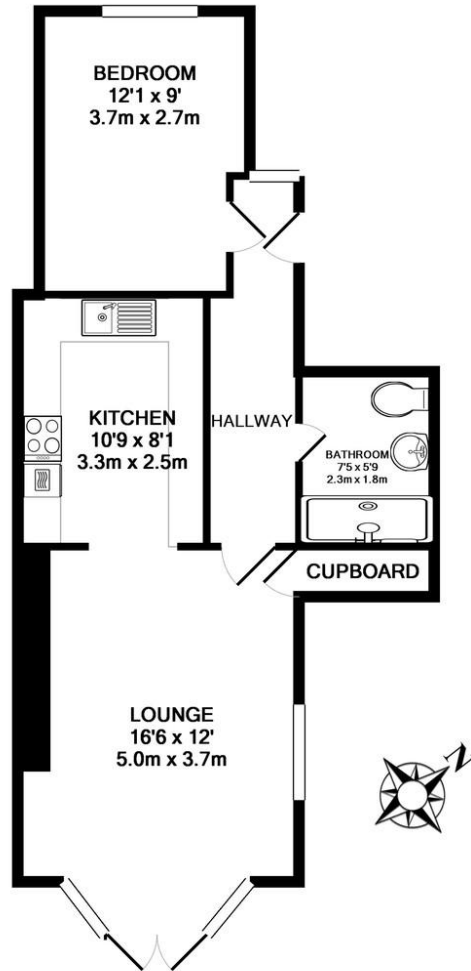
Annual Service Charge: £600

Service Charge Review: 1/9th of total costs annually

Council Tax Band A

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TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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