



39 Leander Court, Strand, Teignmouth, TQ14 8AQ

Guide Price £185,000 Leasehold

Third (Top) Floor Apartment • Lift Access • Short Level Stroll to Beach & Town • For Those Aged 55+ • One Bedroom With Sea Views • Living Room with Balcony & Sea Views • Shower Room • Pull Cords & Careline Alarm System • Resident Manager

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the key to your home



Leander Court is a purpose built retirement block for those aged 55+ in a superb position between Teignmouth's seafront beach and river beach. The development benefits from a lift to all floors, communal lounge, communal laundry facilities and communal sitting out area with social activities on offer for those who wish. With a resident manager and Careline alarm system with pull cords in every room, Leander Court offers peace of mind and a safe and friendly community within a level stones throw of the town centre, post office and bus and rail links with Teignmouth beach almost on the doorstep.

This apartment, which has a balcony with sea view, has been recently redecorated with the addition of new carpets. It is situated on the 3rd (top) floor where the laundry room and refuse chute is situated for convenience.

Entering the apartment hallway there is a wall mounted electric heater and emergency pull cords (which are located in each room throughout the apartment).

There is an airing/linen cupboard with shelving which also houses the hot water cylinder and there is a further storage cupboard. Doors lead off to the principal rooms.

The bright and tastefully decorated lounge has a uPVC double glazed window to the front with sea views and a further uPVC double glazed door out to the balcony. There is a wall mounted electric heater and door in to the kitchen.

The kitchen is a good size with a uPVC double glazed window, again with a sea view. There are modern base and wall units with electric oven and hob with extractor hood, single bowl stainless steel sink unit, tiled splash backs, work top and space for a fridge/freezer.

The double bedroom has a uPVC double glazed window with sea views, a wall mounted electric heater and built in cupboards.

The shower room comprises a large shower area, vanity unit with inset wash hand basin, light and shaver point, low level WC with concealed plumbing and electric heater.

Tenure: Leasehold

Service Charge: £3,644.28 for the year 1/04/23- 31/03/24

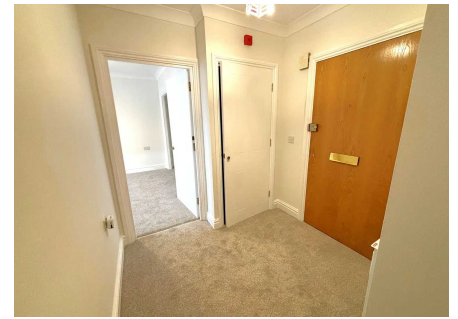
Ground Rent: £100pa

Council Tax Band C - £2,083.62 per year

Lease 125 years from 1/01/1988

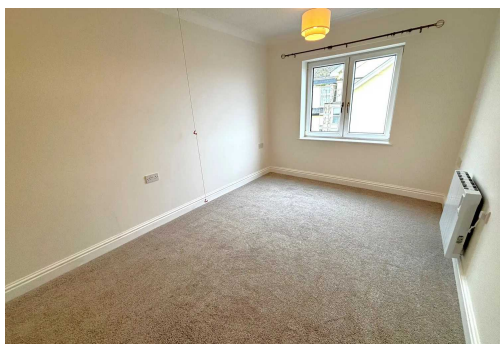
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Mains Services: Electric & Water



Outside, the apartment has a small balcony with sea view.

Leander Court enjoys a communal outside sitting out area.



MEASUREMENTS:

Living Room 19' 4" x 9' 11" (5.9m x 3m),

Kitchen 11' 9" x 6' 4" (3.6m x 1.9m),

Bedroom 13' 5" x 9' 4" (4.1m x 2.8m),

Shower Room 7' 3" x 5' 5" (2.2m x 1.7m)



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.

