



36 Leander Court, Strand, Teignmouth, TQ14 8AQ

Guide Price £140,000 Leasehold

Second Floor Apartment • Lift To All Floors • For Those Aged 60+ • Sea Glimpses • Level Short Stroll To Town • Living Room with Sea Glimpse • Kitchen • Bedroom with Sea Glimpse • Shower Room • EPC - C

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Leander Court is a purpose built retirement block for those aged 60+ 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 is situated on the 2nd floor and enjoys sea glimpses.

Entering the hallway, there is a deep storage cupboard which also houses the hot water cylinder.

The bright lounge has a uPVC double glazed box bay window with views over Strand and towards The Point with sea glimpses.

The kitchen, with an arch to the lounge, is fitted with a range of base and wall units with space for an electric oven. There is a single bowl stainless steel sink unit, tiled splash backs, work top and space for further appliances

The bedroom enjoys the same views as the living room with sea glimpse and has built in storage with hanging and shelving.

The shower room comprises large shower cubicle, wash hand basin in vanity with storage below, low level concealed cistern WC, wall hung heater, extractor, light and shaver point and heated towel rail.

Leander Court has a communal outside sitting out area.

The town and amenities are just a short level stroll away and the beaches are on the doorstep.



Tenure: Leasehold - Lease 125 years from 1/01/1988

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

Ground Rent: £100pa

Council Tax Band B - £1,913.33 per year

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



