



## Flat 11, Brooklands Lawn Terrace, Dawlish

Offers Over £150,000





## Flat 11

Brooklands Lawn Terrace, Dawlish

Council Tax band: B

Tenure: Leasehold

- SECOND FLOOR RETIREMENT APARTMENT IN THE HEART OF THE TOWN
- BENEFIT OF ON-SITE MANAGER
- ENJOYING A WONDERFUL OUTLOOK OVER DAWLISH LAWNS
- LEVEL APPROACH TO ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- RECEPTION HALL, LIVING ROOM DINER
- MODERN FITTED KITCHEN
- TWO BEDROOMS, WET ROOM
- COMMUNAL GARDENS, ALLOCATED PARKING SPACE
- LIFT ACCESS



This delightful second floor apartment enjoys a wonderful outlook over the "Lawns" and is designed for the over 60's living, with on-site manager, in the heart of this beautiful coastal town. With level approach to all amenities which include central lawns, shops, train station and beaches. The apartment occupies an enviable position within the development. Accommodation briefly comprising; reception hall, living room diner, fitted kitchen, two bedrooms and wet room. Allocated parking space. Use of well tended communal grounds. Lift access. NO ONWARD CHAIN. Priced low for a quick sale. An internal viewing comes highly recommended.

Timber front door into..

#### RECEPTION HALL

With doors to principal rooms, wall mounted electric heater, power point, coat hanging hooks, emergency pull cord, wall mounted consumer unit, vanity mirror.

#### LIVING ROOM DINER

Bay window to front with secondary glazing, wonderful outlook over the "Lawns". Night storage heater, power points, television aerial connection point, telephone socket. Door to useful storage cupboard with timber shelving and power point.

Obscure glazed door through to...

#### MODERN FITTED KITCHEN

with a range of matching wall and base units, inset one and a half bowl stainless steel sink drainer, space for electric cooker, space for fridge freezer, power points, tiled splash back.

Door to...





#### WET ROOM

White suite comprising close coupled WC, inset wash hand basin into vanity unit, wall mounted electric shower with handrails and glazed shower screen, chrome heated towel rail, shaver socket, vanity light, wall mounted electric heater, extractor fan.

#### BEDROOM ONE

Secondary glazed window to rear, power points, wall mounted electric heater, built in wardrobe with hanging rail and timber shelving.

#### BEDROOM TWO

Secondary glazed window to rear enjoying a pleasant far reaching outlook, power points, telephone socket.

#### AIRING CUPBOARD

With factory lagged hot water cylinder, timber slatted shelving, space and plumbing beneath for washing machine.

#### OUTSIDE

There are two areas of communal gardens with the principal gardens being enclosed by walling and laid to lawn with patio areas. There is a courtesy gate onto the Dawlish Lawns whilst adjacent to the apartment there is a further lawn and drying area and path leading to the residents lounge. The property also enjoys the benefit of an ALLOCATED PARKING SPACE.



MATERIAL INFORMATION – Subject to legal verification  
Leasehold:

Length of Lease: 199 years from 25th December 1985

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge: Managed by First Port – annual  
charge is £3,726.29

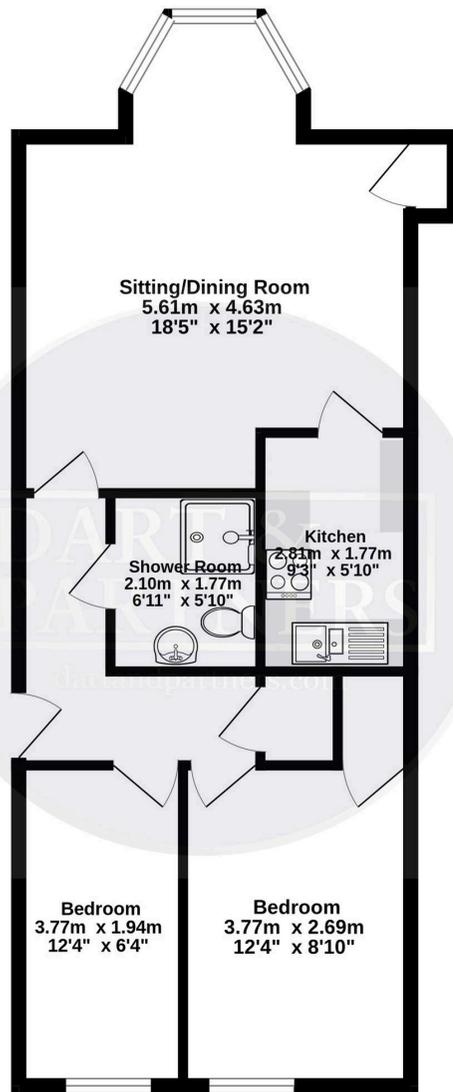
Service Charge Review:

Council Tax Band B

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AGENTS NOTE: A site manager is on site during normal  
working hours.





**TOTAL FLOOR AREA : 54.7 sq.m. (588 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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