





Flat 1, Leander Court Strand, Teignmouth

£99,000 Leasehold

Ground Floor Retirement Apartment • Overlooking Communal Garden • Short Level Stroll to Town, Beaches & Amenities • For Those Aged 55+ • Development Manager & Communal Facilities • One Double Bedroom • Living Room • Modern Kitchen • Shower Room/WC • EPC - D

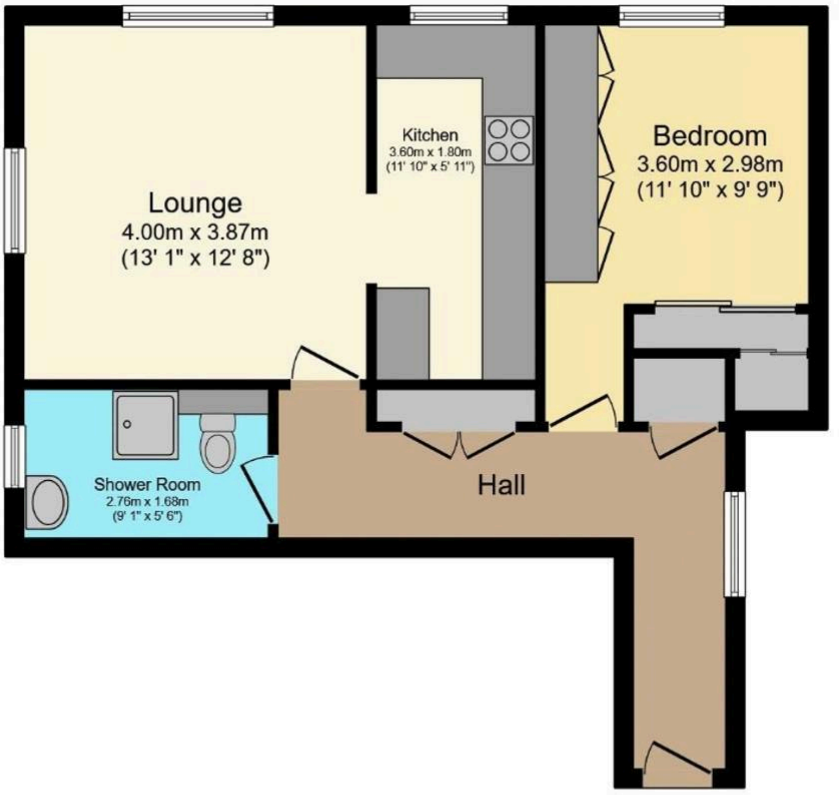
Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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Total floor area 52.5 sq.m. (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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 although this apartment is on the ground floor, conveniently situated for the communal garden and communal lounge. The development also has communal laundry facilities, 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, with social activities on offer for those who wish, within a level walk of the town centre, post office and bus and rail links with Teignmouth beach almost on the doorstep. Although ground floor, the apartment is slightly elevated for privacy and a pleasant outlook over the communal garden and it is also very light. Entering the particularly bright and extending apartment hallway, at ground floor level, there are two windows overlooking the outside sitting out area, a wall mounted electric Dimplex night storage heater and a Tunstall entry phone receiver and emergency pull cord (which are located in each room throughout the apartment). There is a double airing/linen cupboard with shelving which also houses the hot water cylinder and another store cupboard and a telephone point.

The living room has a double aspect to the rear and a Dimplex electric night storage heater. A door off the living room leads to the kitchen.

The kitchen is fitted with a range of base and wall units with work top and a single bowl stainless steel drainer sink unit with mixer tap. Electric hob with splash back and cooker hood over, electric oven and microwave, fridge/freezer, Dimplex night storage heater and window to the rear.

The bedroom has a window to the rear, a Dimplex night storage heater and built in wardrobes and additional cupboards and drawers.
The shower room/WC comprises shower cubicle with tiled surround, seat and side hand grip, pedestal wash hand basin, low level flush WC, tiling to two walls, patterned glazed window, ladder radiator, mirror, strip light with shaver point and Dimplex night storage heater.

There is uPVC double glazing throughout.

MEASUREMENTS:
Lounge 4.00m x 3.87m (13'01" x 12'08"),

Kitchen 3.60m x 1.80m (11'10" x 5'11"),

Bedroom 3.60m x 2.98m (11'10" x 9'09"),

Shower Room 2.75m x 1.68m (9'01" x 5'06").





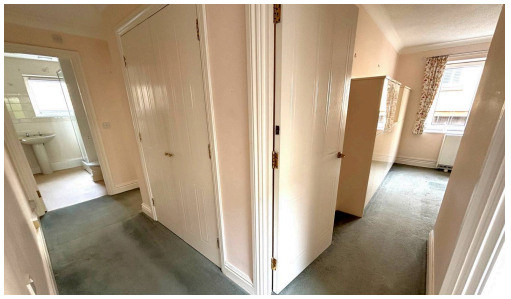


Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Mains Services: Electric & Water

Length of Lease: 87 years remaining
Annual Ground Rent: £100
Annual Service Charge: £3,767.79
Council Tax Band B - £2,107.93 per year







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. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.







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