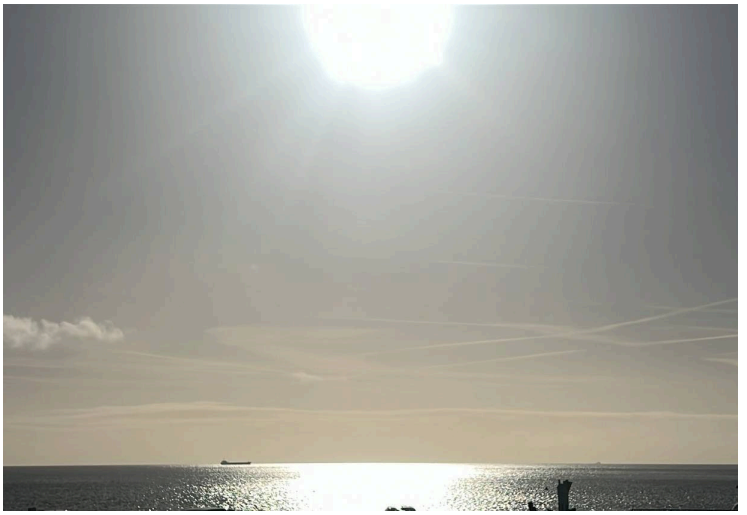






Flat 9, Leander Court, Strand, Teignmouth

£185,000 Leasehold

First Floor Apartment • For Those Aged 55+ • One Bedroom with Sea Views • Recently Re-Painted and Re-Carpeted • Lift Access and Resident Manager • Short Level Stroll to Beach & Town • Living Room with Sea Views • Shower Room • Pull Chords and Careline Alarm System • EPC - B

Contact Us...

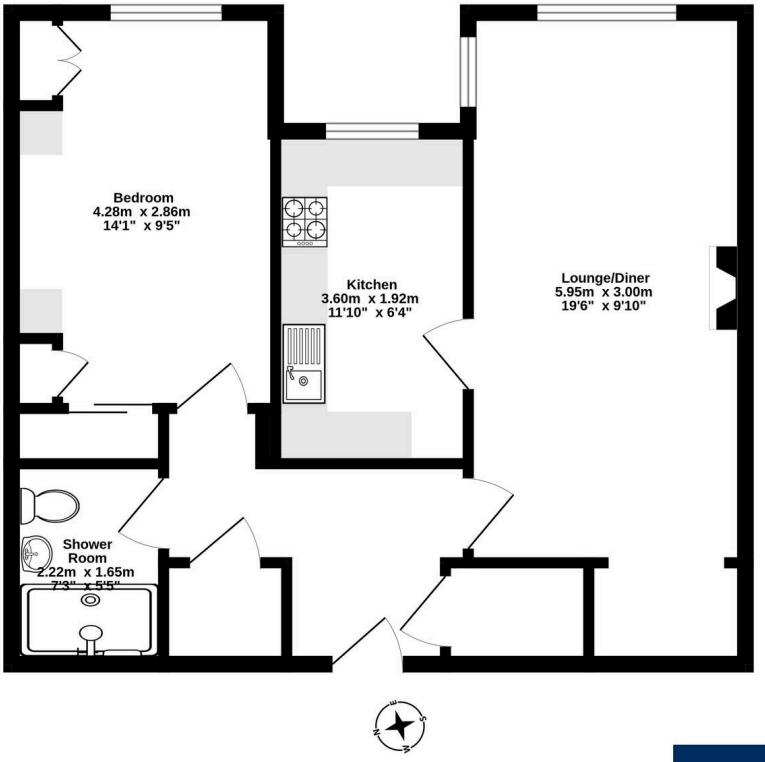
01626 815815

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Teignmouth
TQ14 8HH

chamberlains
the key to your home

1st Floor
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (570 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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This apartment, with sea view, has recently had the addition of new carpets. It is situated on the first floor and is accessed via the lift or stairs.

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. There is a wall mounted electric heater and door in to the kitchen.

The kitchen has a uPVC double glazed window, again with a sea view. There are base and wall units with electric cooker 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, pedestal wash hand basin, light and shaver point, low level WC and electric heater.

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.

There is a private access for residents to Teignmouth's back beach.







Tenure: Leasehold

Service Charge: £3,767.79 pa

Ground Rent: £100pa

Council Tax Band B - £2,107.93 per year

Lease 125 years from 1/01/1988

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Mains Services: Electric & Water







MEASUREMENTS:

Lounge/Diner 19'6" x 9'10" (5.95m x 3.00m)

Kitchen 11'10" x 6'4" (3.60m x 1.92m)

Shower Room 7'3" x 5'5" (2.22m x 1.65m)

Bedroom 14'1" x 9'5" (4.28m x 2.86m)







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.

