





Flat 44, Leander Court, Strand, Teignmouth

£225,000 Leasehold

Third (top) Floor Apartment • For Those Aged 55+ • Lift Access • Short Level Stroll to Beach & Town • Lounge With Bay Window & Views to Estuary and Part of Shaldon • Two Bedrooms With Views to Estuary and Part of Shaldon • Master Bedroom En Suite • Pull Cords & Care Line Alarm System • Resident Manager • EPC - C

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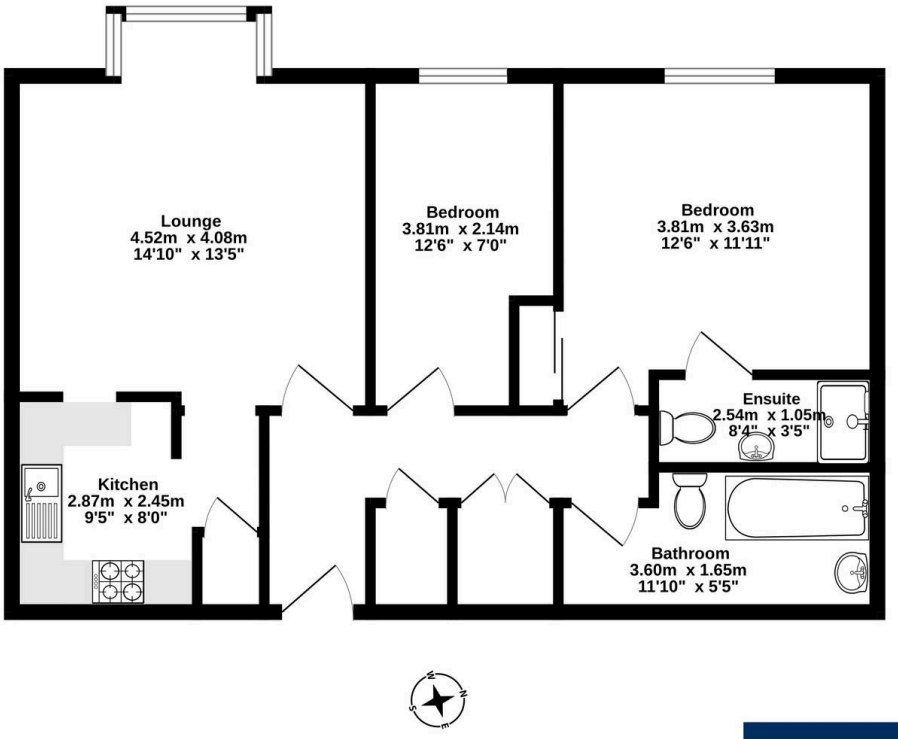
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3rd Floor
61.2 sq.m. (659 sq.ft.) approx.



TOTAL FLOOR AREA : 61.2 sq.m. (659 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 benefits from lovely views of the estuary and part of Shaldon and is situated on the 3rd (top) floor where the laundry room, guest suite and refuse shute is situated for convenience.
Entering the 'L' shaped spacious hallway, there is a deep storage cupboard and a further double storage cupboard with shelving which also houses the hot water cylinder.

The bright lounge has a uPVC double glazed box bay window with lovely views over rooftops to the estuary towards Shaldon and Dartmoor beyond.

The kitchen, with views of the estuary through an arch to the lounge, is fitted with a range of base and wall units with space for an electric oven and plumbing and space for a dishwasher.

There is a single bowl stainless steel sink unit, tiled splash backs, work top and space for a fridge/freezer. Two bedrooms have views to the estuary, one of which has built in storage with hanging and shelving and an en suite shower room with shower cubicle, low level WC and wall hung wash basin. There is a heated towel rail, wall hung heater, shaver and light point and extractor.

The bathroom comprises bath with shower over, pedestal wash hand basin, light and shaver point, heated towel rail, low level WC with concealed plumbing and wall hung heater and extractor.

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.





Leander Court has a communal outside sitting out area.



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

Annual Service Charge: £3,767.79

Ground Rent: £100pa

Council Tax Band C - £2,409.05 per year

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

Lounge 14’ 10” x 13’ 5” (4.52m x 4.06m),

Kitchen 9’ 5” x 8’ (2.87m x 2.45m),

Bedroom 12’ 6” x 7’ (3.81m x 2.14m),

Bedroom 12’ 6” x 11’ 11” (3.81m x 3.63m),

En Suite 8’ 4” x 3’ 5” (2.54m x 1.05m),

Bathroom 11’ 10” x 5’ 5” (3.6m x 1.65m)







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.



