



- GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 55'S
- SITUATED IN HIGHLY DESIRABLE LEANDER COURT
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR TOWN CENTRE AMENITIES AND BEACH
- LOUNGE, KITCHEN, ONE BEDROOM, SHOWER ROOM
- EMERGENCY PULL CORDS, HOUSE MANAGER
- LIFT AND STAIR ACCESS TO UPPER FLOORS
- RESIDENTS LOUNGE, COMMUNAL LAUNDRY

Strand, Teignmouth, TQ14 8AQ

Guide Price £120,000

Situated within the highly regarded and sought after retirement development of Leander Court on the Strand Teignmouth, with level and convenient access to all town centre amenities and just a few steps from Teignmouth seafront beach and river beach. The apartment has been tastefully decorated and is offered to the market with NO ONWARD CHAIN. Leander Court has a residents lounge with regular activities, a private gate with security code through to the river beach, communal laundry and guest suites. This ground floor apartment is situated near the wardens office and residents lounge and has emergency pull cords throughout. Secure telephone entry to a communal hallway with lift and stairs rising to the upper floors. There is also a side access to the ground floor with access to the communal hallway and Apartment 8.



Property Description

COMMUNAL HALLWAY

Door to:

APARTMENT 8

Entrance door into...

ENTRANCE HALLWAY

Secure entry control panel. Door to a deep linen cupboard with lagged hot water cylinder and slatted shelving. Doors to...

LOUNGE

uPVC double glazed window overlooking the front aspect with outlook over Strand towards the Ness. Wall hung Dimplex Quantum modern electric heater, feature hatch through to kitchen. doorway leading to...

KITCHEN

Cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap over, space and plumbing for washing machine, spaces for cooker and upright fridge freezer, tiled splash backs, corresponding eye level units with fitted extractor hood, under counter lighting, fitted extractor. Door to store cupboard.

BEDROOM

uPVC double glazed window overlooking the front aspect, open fronted double wardrobe with hanging rail and fitted shelving.

SHOWER ROOM

Shower cubicle with glazed door and screen, drying area, fitted Mira shower, pedestal wash hand basin, WC with concealed plumbing, tiled display sill, part tiled walls, shaver light and socket, fitted mirror, fitted extractor, wall hung Dimplex electric heater.





MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 89 Years

Annual Ground Rent: £100

Ground Rent Review: Not Known

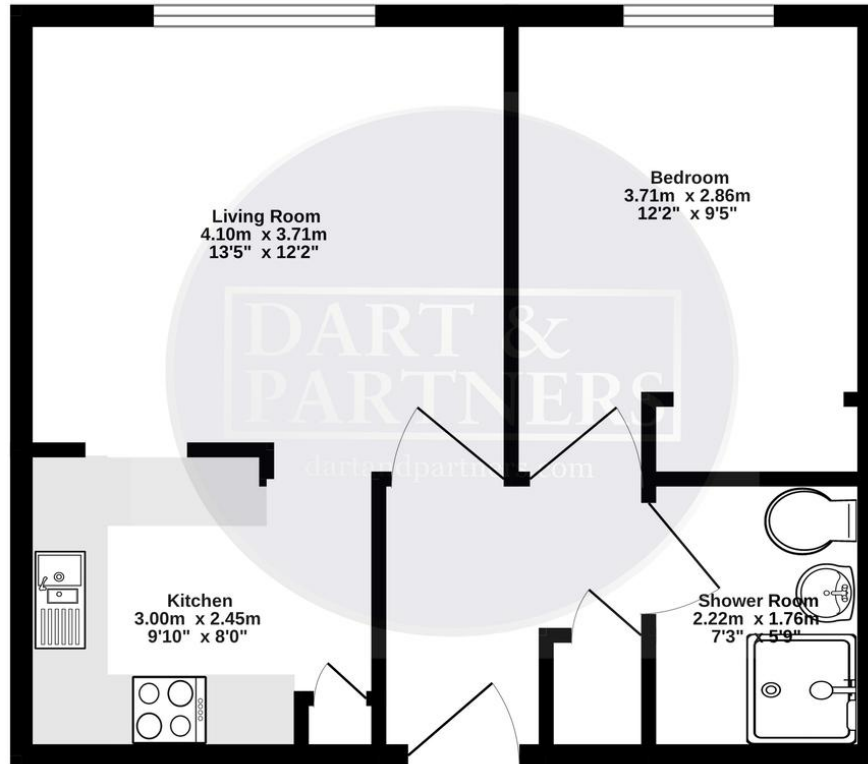
Annual Service Charge: £3644.28

Service Charge Review: Annually in April

Council Tax Band B



Ground Floor
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 40.2 sq.m. (433 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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements