



- GROUND FLOOR APARTMENT FOR THE OVER 60'S
- CONVENIENTLY SITUATED WITH LEVEL ACCESS TO TOWN CENTRE AMENITIES
- RECEPTION HALL WITH STORAGE
- LIVING ROOM DINER, KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- WELL TENDED COMMUNAL GROUNDS
- NO ONWARD CHAIN

Alexandra Road, Dawlish, EX7 9JT Guide Price £150,000

Dart & Partners are delighted to bring to the market this two bedroom ground floor apartment designed for the over 60's. Providing a level approach to all amenities which include central lawns, shops, train station and beaches. Accommodation briefly comprises; reception hall, living room diner, kitchen, two bedrooms, shower room. Well tended communal grounds. NO ONWARD CHAIN.



Property Description

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Timber front door opens into...

RECEPTION HALL

Door to useful storage cupboard housing consumer unit, door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving. Emergency pull cords, wall mounted electric heater.

SITTING ROOM DINER

With uPVC double glazed windows to side, night storage heater, power points, television aerial connection point, feature fireplace with electric fire. Squared arch through to...

KITCHEN

With a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring electric hob with extractor above, space for fridge freezer and washing machine, uPVC double glazed window to front, tiled splash backs, power points.

BEDROOM ONE

With uPVC double glazed window to side, wall mounted electric heater, power points, emergency pull cord.





BEDROOM TWO

With uPVC double glazed window to side, wall mounted electric heater, power points.

SHOWER ROOM

Coloured suite comprising close coupled WC, pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower, tiled splash backs, wall mounted electric heater, emergency pull cord.

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: is 199 years from 25th December 1985 - 160 years left.

Annual Ground Rent: £100 per annum payable quarterly in advance.

Ground Rent Review:

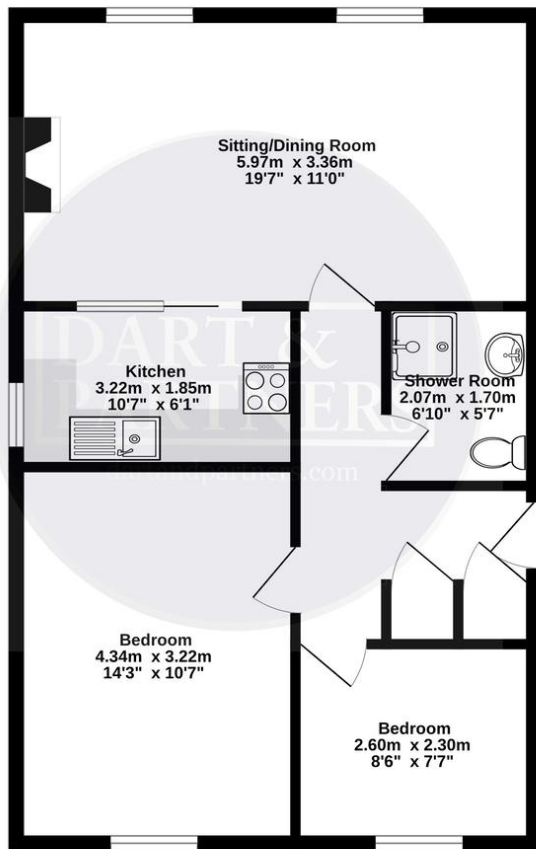
Annual Service Charge: £3591.61

Service Charge Review: Reviewed annually

Council Tax Band B



Ground Floor
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA : 56.5 sq.m. (608 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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