



Flat 25, Brooklands Alexandra Road, Dawlish  
£92,000







## Flat 25

Brooklands Alexandra Road, Dawlish

This well presented CHAIN FREE retirement apartment is situated on the first floor of a sought after warden assisted development for the over 60's. It enjoys a level location in the heart of the town and is convenient for a range of local amenities including the lawns, shops, train station, bus stops and beaches. Accessed by stairs, the accommodation briefly comprises entrance hall, living room, kitchen, double bedroom and shower room. The principal rooms offer a southerly aspect overlooking the Brook. There are also well maintained communal gardens, a residents lounge, visitors parking. Dawlish has a mainline railway station connecting to London, Paddington and a regular bus service connects to Exeter and Newton Abbot.

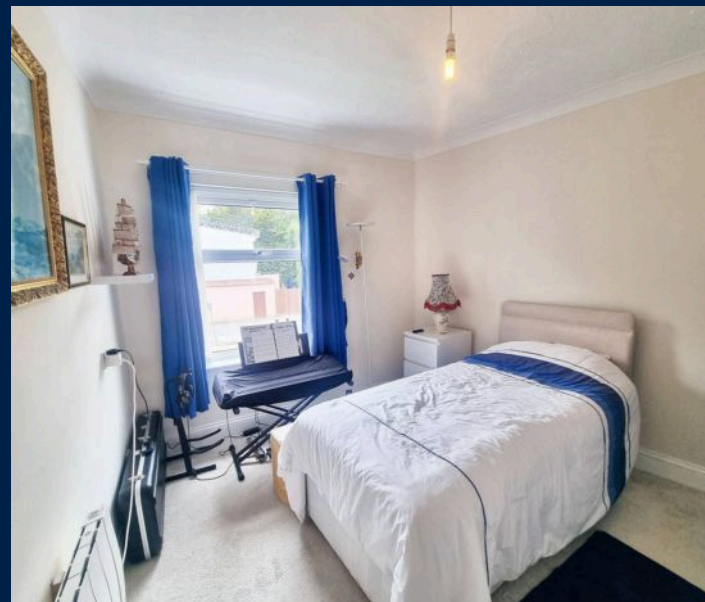
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- OVER 60's PURPOSE BUILT FIRST FLOOR APARTMENT
- SOUTHERLY ASPECT OVERLOOKING THE BROOK
- LEVEL APPROACH TO CENTRE, BEACHES AND LAWNS
- UPVC DOUBLE GLAZING WITH IN ELECTRIC HEATING
- NEUTRAL DECOR THROUGHOUT
- WELL TENDED COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- CHAIN FREE





Stairs to first floor, front door with letterbox into....  
ENTRANCE HALL

Modern electric heater with remote control, coved ceiling,  
storage cupboard, airing cupboard, white doors to....

#### LOUNGE

A lovely light room with neutral décor with uPVC double  
glazed window with pleasant aspect overlooking the  
Brook, modern electric radiator with remote control and  
can be controlled by a Smartphone App, coved ceiling, TV  
aerial point, telephone point, opening to....

#### KITCHEN

White wood base and eye level units with roll top work  
surface to three walls, inset sink with drainer and mixer  
tap, plumbing for washing machine, space for fridge  
freezer, electric hob with oven below and extractor hood  
over, uPVC double glazed window with aspect to the front  
of the property, tiled splashbacks and coved ceiling.

#### BEDROOM

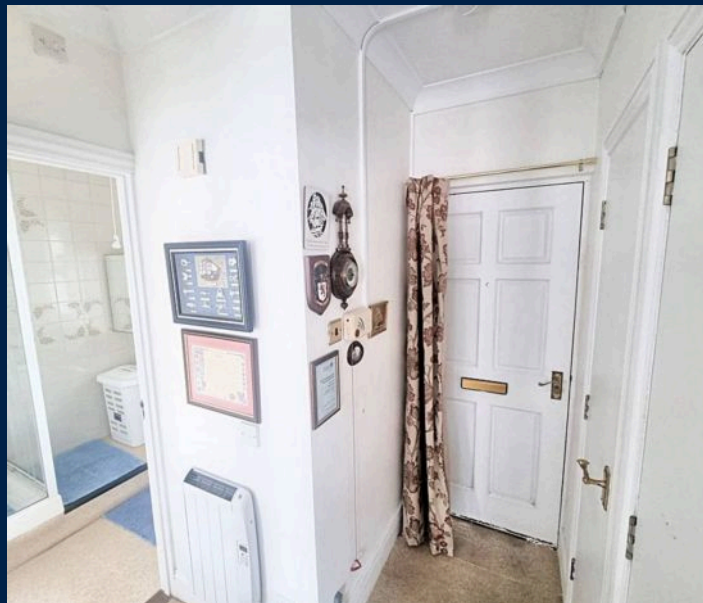
Again, a light room with neutral décor throughout, uPVC  
double glazed window with pleasant aspect overlooking  
the Brook, storage recess, electric heater.

#### SHOWER ROOM

Suite comprising of tiled shower cubicle with fitted electric  
shower, low level WC, pedestal wash hand basin, tiling to  
walls, opaque uPVC double glazed window to front,  
chrome electric wall mounted towel rail.

#### OUTSIDE

There are two areas of communal gardens with the  
principal gardens being enclosed by walling and laid to  
lawn with patio areas. There is a courtesy gate onto the  
Dawlish Lawns whilst adjacent to the apartment there is a  
further lawn and drying area and path leading to the  
residents lounge. The property also enjoys the benefit of  
an ALLOCATED PARKING SPACE.

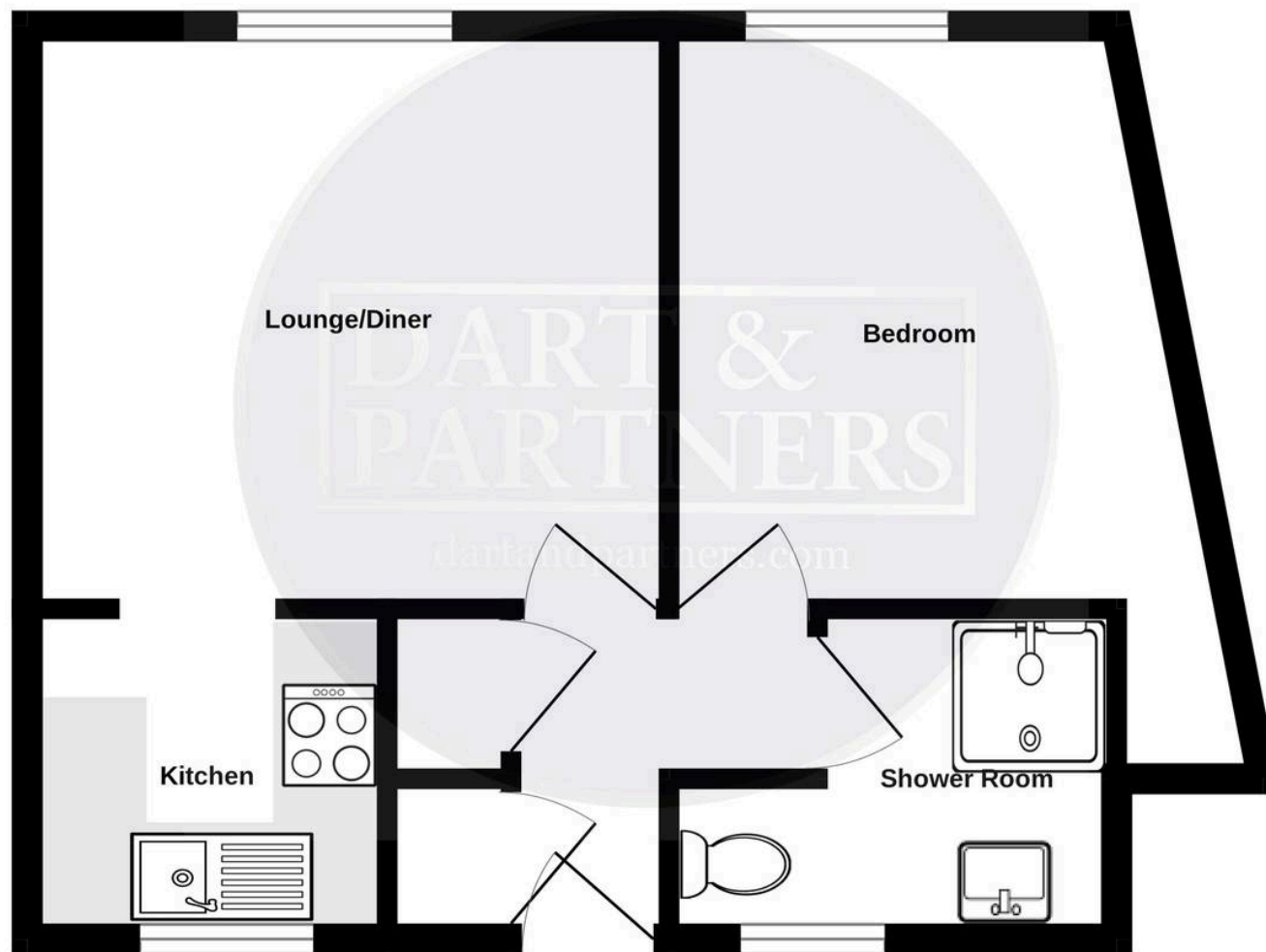












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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