



## Flat 43, Brooklands Alexandra Road, Dawlish

Guide Price £98,000

**DART &  
PARTNERS**  
Established 1971





## Flat 43

Brooklands Alexandra Road, Dawlish

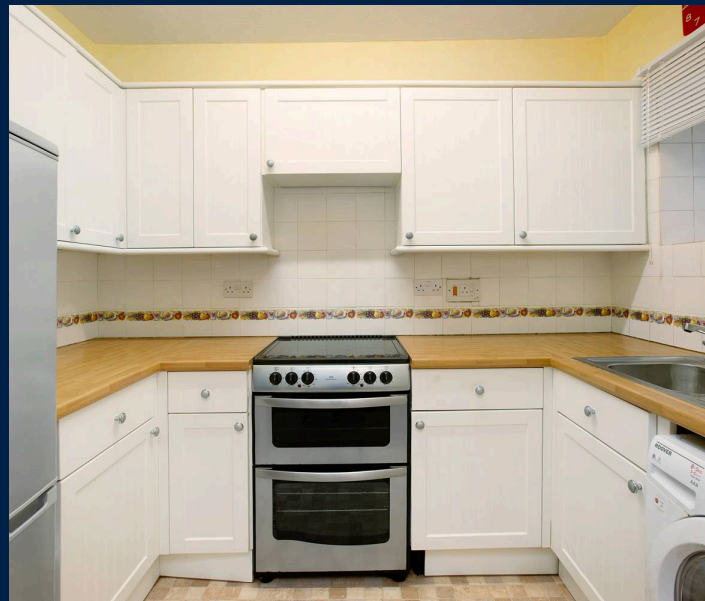
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A DELIGHTFUL GROUND FLOOR APARTMENT DESIGNED FOR THE OVER 60'S
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- PROVIDING A LEVEL APPROACH TO ALL LOCAL AMENITIES
- RECEPTION HALL
- SITTING ROOM DINER
- MODERN FITTED KITCHEN
- SHOWER ROOM
- ONE BEDROOM
- WELL TENDED COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE





Offered to the market with NO ONWARD CHAIN is this delightful one bedroom ground floor apartment designed for the over 60's, providing a level approach to all local amenities including the central lawns, shops, train station and beaches. The accommodation briefly comprises; reception hall, sitting room diner, modern fitted kitchen, shower room and one bedroom. Allocated parking space. There are well tended communal grounds.

uPVC double glazed front door into...

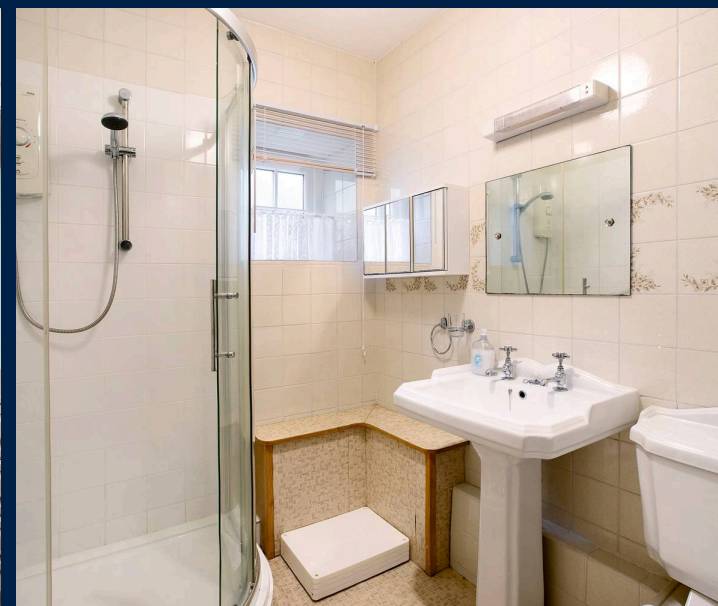
#### RECEPTION HALL

With doors to principal rooms and uPVC double glazed window to front. Night storage heater. Power point. Emergency pull cord system. Door to airing cupboard with factory lagged hot water cylinder. Door to storage cupboard with hanging rail and timber shelving. Door to further storage cupboard with timber shelving. Multi-paned timber door through to...

#### SITTING ROOM

Dual aspect with uPVC double glazed windows to front and rear. Fireplace housing electric fire, marble surround and marble hearth. Night storage heater, power points, TV serial connection point.

Sliding door through to...







#### MODERN FITTED KITCHEN

With matching range of wall and base units, timber effect roll top work surface over, inset stainless steel sink drainer, space for electric cooker, space and plumbing for washing machine and fridge freezer, tiled splash backs, uPVC double glazed window to rear.

#### SHOWER ROOM

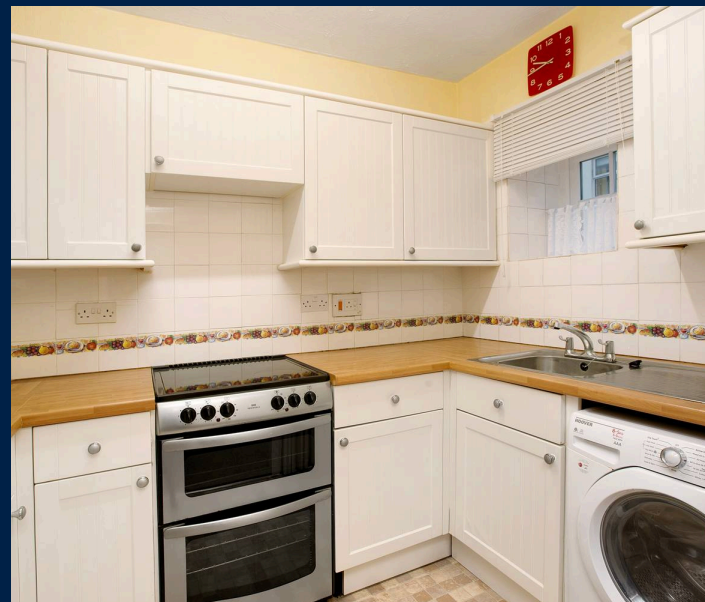
With obscure uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, glazed quadrant shower enclosure with tiled splash backs, wall mounted electric shower, vanity mirror, vanity light, shaver socket, wall mounted electric heater.

#### BEDROOM

With uPVC double glazed window to rear, comprehensive range of fitted wardrobes, bedside tables and chests of drawers, wall mounted electric heater, power points, TV aerial connection point.

#### OUTSIDE

Allocated parking space.

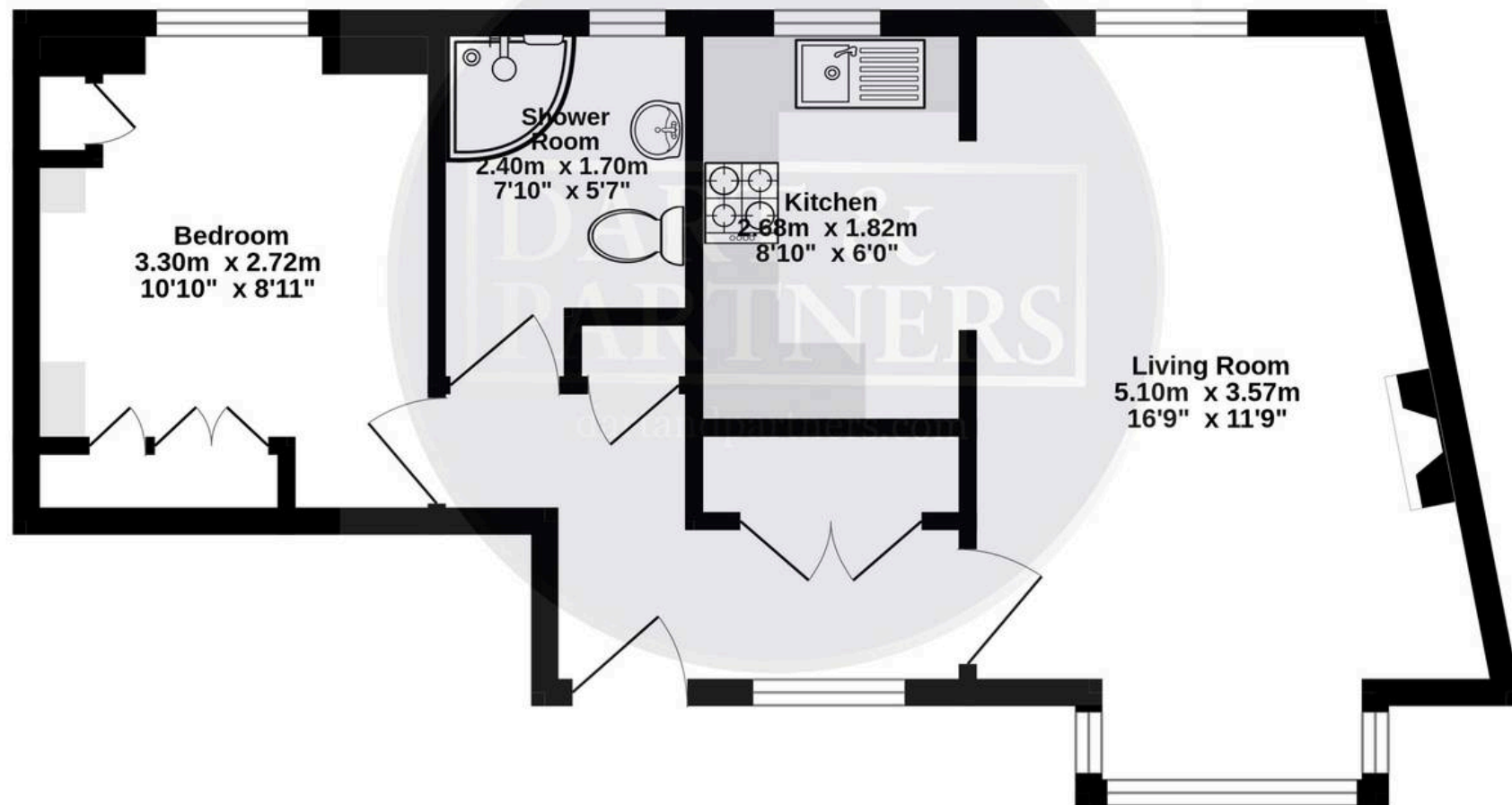








## Ground Floor 40.3 sq.m. (434 sq.ft.) approx.



**TOTAL FLOOR AREA : 40.3 sq.m. (434 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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