

18 Brooklands (Dawlish)

Lawn Terrace, Dawlish, Devon, EX7 9PY



PRICE: Guide Price £95,000

Lease: 199 Years from 1985

Property Description:

A ONE BEDROOM SECOND FLOOR APARTMENT LOCATED WITHIN THIS RETIREMENT DEVELOPMENT. Brooklands comprises 44 properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. This property comprises an entrance hall, lounge, kitchen, one bedroom and a bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

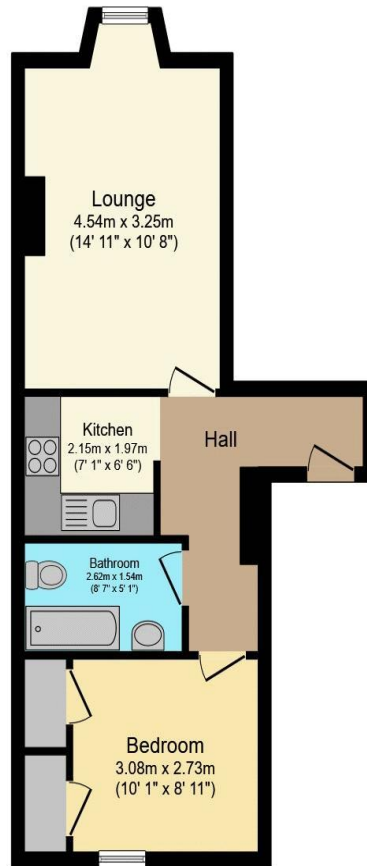
Development Manager
Residents' Lounge
Communal Garden
Visitor Parking
Minimum Age 60

Lift

Lease 199 years from 1985



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 42.5 m² (457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£100.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£3765.22

Council Tax Band:

A

Event Fees:

0.00 Transfer

0.00 Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.