

## **1 Leander Court**

**Strand, Teignmouth, Devon, TQ14 8AQ**



**PRICE: Offers in Excess of  
£120,000**

**Lease: 101**

### **Property Description:**

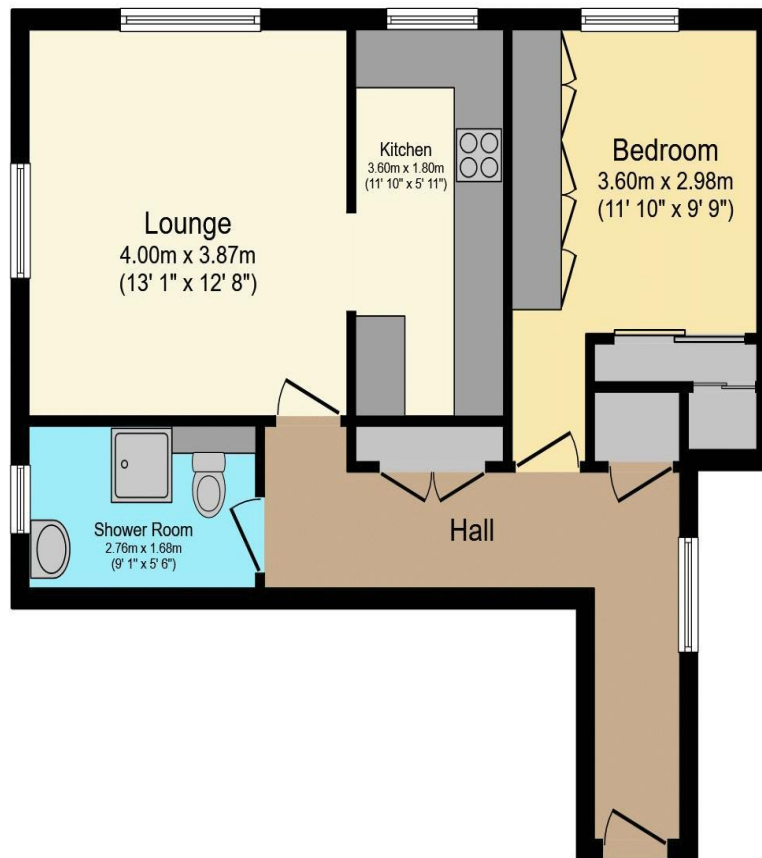
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT Leander Court comprises 47 properties arranged over 4 floors and is served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. Under the terms of the lease the purchaser and any resident must be over 55 years of age.

Development Manager  
Residents' Lounge  
Communal Laundry  
24 hour emergency Appello call system  
Minimum Age 55

Communal Garden  
Lift  
Guest Suite  
Lease 125 years from 1990



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



Total floor area 52.5 sq.m. (565 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/3/26**

**Annual Ground Rent:**

**£100.00**

**Ground Rent Period Review:**

**2038**

**Annual Service Charge:**

**£3,659.87**

**Council Tax Band:**

**B**

**Event Fees:**

**0% Transfer**

**0% 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.