

Belvedere Court, Dawlish, EX7 9ST



****INVESTMENT OPPORTUNITY**** Ground floor, purpose built retirement flat with tenant in situ. Located close to the town centre and enjoying a pleasant outlook over the communal garden. The accommodation is arranged with a bright living room with kitchen off, double bedroom and shower room. Communal facilities include residents lounge, laundry and car park on a first come, first serve basis.

Tenure: Leasehold. Council Tax Band: A. EPC - C

£62,500

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Purpose built, warden assisted ground floor apartment set within a small private development for over 60's. The apartment offers a southerly aspect looking onto the communal garden. It has the reassurance of warden alarm cords in all rooms and there is a resident's lounge and laundry room. Belvedere Court is a short distance from Dawlish town centre with a variety of shops, public transport and the beach.

ACCOMMODATION

Security front door to the communal hallway leading to the apartment.

RECEPTION HALL

Entry phone and doors to;

LIVING ROOM

16'7" x 9'4" (5.05m x 2.84m)

Full height uPVC double glazed window with a pleasant outlook onto the communal garden. Night storage heater, TV point, open plan to;

KITCHEN

7'4" x 5'9" (2.24m x 1.75m)

Fitted with a range of white cupboard and drawer bas and wall units with single drainer stainless steel sink unit with mixer tap, space for fridge freezer, electric point for cooker and uPVC double glazed window to the side aspect.

BEDROOM

13'4" x 8'11" (4.06m x 2.72m)

Built in wardrobes to one wall, night storage heater, uPVC double glazed window to the side aspect.

SHOWER ROOM

Fitted with a tiled shower enclosure, pedestal wash hand basin and low level WC. Extractor fan.

OUTSIDE

To the rear of the main building is a well tended area of communal garden with lawn and flower borders. Drying area and residents car park with parking on a first come first served basis.

TENURE

We understand the flat is held on a 99 year lease from 1983. It is subject to a maintenance charge of approximately £2,200 PA.

AGENTS NOTE

The property is currently let on an Assured Shorthold Tenancy with a rental income of £7,800pa. and will be sold with the tenant in situ.



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