



## Flat 33, Leander Court Strand, Teignmouth

£125,000 Leasehold

Second Floor Apartment • Lift Access • For Those Aged 60+ • Short Level Stroll to Beach & Town • Double Bedroom • Wet Room • Pull Cords and Careline System • Resident Manager • Communal Lounges • EPC - C

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Leander Court is a purpose built retirement block for those aged 60+ in a superb position between Teignmouth's seafront beach and river beach. The development benefits from a lift to all floors, communal lounge, communal laundry facilities and communal sitting out area with social activities on offer for those who wish. With a resident manager and Careline alarm system with pull cords in every room, Leander Court offers peace of mind and a safe and friendly community within a level stones throw of the town centre, post office and bus and rail links with Teignmouth beach almost on the doorstep. Entering the apartment hallway there is a wall mounted electric heater and emergency pull cords (which are located in each room throughout the apartment). There is an airing/linen cupboard with shelving which also houses the 'Ariston' electric water heater and there is a further storage cupboard. Doors lead off to the principal rooms.

The lounge is a particularly bright space with the abundance of natural light that shines through the bay window and there is space in the bay recess for a table and chairs. The kitchen opens through from the lounge. It is well presented and equipped with a range of base and wall mounted units, tiled splashbacks, single bowl stainless steel sink with inset draining board, four ring electric cooker with extractor hood above, integrated oven and grill, space for fridge/freezer and a washing machine. There is a window to the rear allowing plenty of natural light.

The double bedroom is a great sized space with ample space for a double bed with a window to the side which allows plenty of light and a built-in wardrobe. The recently fitted wet room has a low level flush WC, recessed wash hand basin with vanity unit below and an enclosure with an electric shower.

## MEASUREMENTS:

Lounge/Dining Room 4.60m x 3.37m (15'01" x 11'01"),

Bedroom 3.99m x 2.99m (13'01" x 9'10"),

Kitchen 4.12m x 1.86m (13'06" x 6'01"),

Shower Room 2.12m x 1.74m (6'11" x 5'09")



Tenure: Leasehold

Service Charge: £3,659.87 for the year 1/04/23- 31/03/24

Ground Rent: £100pa

Council Tax Band B - £2,012.40 per year

Lease 125 years from 1/01/1988

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Mains Services: Electric & Water

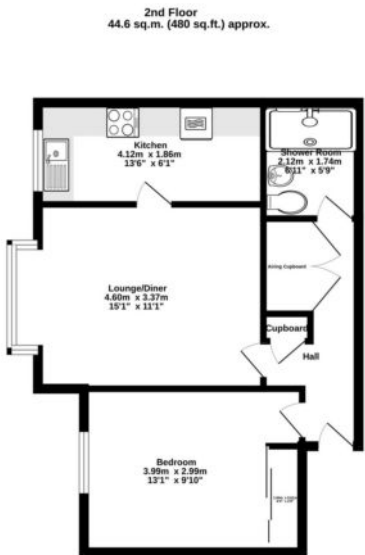




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



**TOTAL FLOOR AREA: 84.8 sq.m. (890 sq.ft.) approx.**