



Flat 5, Beach Court Den Promenade, Teignmouth

£235,000 Share of Freehold

Second Floor Seaside Apartment • Lift and Stair Access • Two Double Bedrooms • Contemporary Fitted Kitchen • Elegant Lounge • Recently Refurbished Shower Room and Ensuite WC • Sea and Town Views • Close Proximity of Beaches, Transport, Bustling Town Centre and Amenities • NO ONWARDS CHAIN • EPC – C

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the key to your home



'Beach Court' is a landmark building which was converted in 2007 to seven well presented apartments, conveniently located opposite Teignmouth beach. Apartment 5 is situated on the second floor with telecom entry system, accessed via lift or stairs, and enjoys views out to sea and the town landscape. Level access to all town centre amenities and in walking distance to Teignmouth's mainline railway station, seafront and beaches. Offered in turn-key condition with no onwards chain.

Stepping in to the entrance hall of the apartment, to the left there is the lounge and kitchen and to the right there are two double bedrooms, shower room and store cupboard. The lounge is particularly bright with a dual aspect large bay window with sashes and outlook towards the active town centre, and additional large window with sashes and attractive outlook of far reaching sea views. Original attributes in the lounge and throughout the property provide charm and elegance.

The contemporary fitted kitchen has base and wall mounted units with laminate roll edged countertops, neutral toned tiled splash backs, single bowl composite sink with mixer tap and drainer, four ring induction hob with concealed extractor hood over, electric oven/grill, integral fridge/freezer, integral dishwasher and washer/dryer and a sash window to the side.

The double bedrooms are similar in size and outlook. Bedroom one is a good sized room with a large sash window to the side aspect, allowing plenty of light, and an ensuite WC comprising a low level WC and recessed wash hand basin with vanity unit below. Bedroom two has a large sash window to the side. The shower room has a recently refurbished partially tiled suite, equipped with a shower cubicle with rainfall shower and hand-held attachment, low level WC, recessed wash hand basin with drawers and vanity unit below, chrome heated towel rail and obscure window to the rear. The store cupboard houses the 'Baxi' boiler.

There is gas central heating and double glazing.

MEASUREMENTS:

Lounge 15'1" x 12'6" (4.61m x 3.80m),

Kitchen 10'11" x 6'8" (3.34m x 2.03m),

Bedroom 13'3" x 9'8" (4.05m x 2.90m),

Bedroom 12'9" x 9'8" (3.88m x 2.95m),

Shower Room 7'4" x 6'1" (2.23m x 1.85m),

Ensuite 4'10" x 3'5" (1.48m x 1.05m)



Tenure - Leasehold (981 Years Left Remaining) 1/7 Share of Freehold.
Service Charge - **£1530.65 per annum**

Mains Services - Gas, Electric and Water

Council Tax Band **C** - **£2299.88 per annum**

Broadband - Ultrafast 1000Mbps
(According to OFCOM)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.

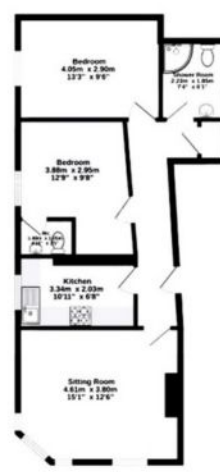


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Floorplan for 2 bedroom flat for sale

2nd Floor
90.1 sq.m (947 sq.ft.) approx.



TOTAL FLOOR AREA: 90.1 sq.m (947 sq.ft.) approx.
The floorplan is a guide only and should not be relied upon for accuracy. The actual dimensions may vary slightly from those shown. The floorplan is not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
	75	83