



Chain Free First Floor Apartment In The Popular Leander Court Development, Designed For Those Aged 55 Plus And Ideally Positioned Close To Teignmouth Beach, The Estuary, Town Centre And Local Amenities.

Leander Court | Teignmouth | TQ14 8AQ





PROPERTY TYPE
Apartment



SIZE
527 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Electric



PARKING
Off Road Parking, On Road
Parking



OUTSIDE SPACE
Communal Garden



EPC RATING
B - 84



COUNCIL TAX BAND
B



in a nutshell...

- Well Presented Accommodation In Popular Leander Court Development
- Enviably Position Close To Beach, Estuary, Town Centre And Local Amenities
- Entrance Hallway With Useful Storage Facilities
- Bright Lounge Overlooking The Courtyard Gardens
- Kitchen/Breakfast Room With Space For Appliances
- Double Bedroom With Built-In Wardrobe
- Modern Fitted Shower Room
- Resident Manager, Careline Alarm System And Pull Cords Throughout





the details...

Offered to the market chain free, this well presented first floor apartment enjoys a pleasant outlook over the rear gardens within the popular Leander Court development. Designed specifically for those aged 55 and over, the property offers comfortable, low-maintenance living in an enviable location just across from Teignmouth beach and the estuary, with the town centre and a wide range of local amenities only a short, level walk away.

The apartment has been recently decorated and benefits from new carpets in the lounge, bedroom and hallway. A secure communal entrance leads into the development, where both stairs and lift access serve the first floor.

Inside, the accommodation begins with an entrance hallway offering useful storage, including an airing cupboard with a factory-lagged hot water cylinder and shelving, together with an additional cloaks cupboard. The lounge is a bright and welcoming room, featuring a uPVC double glazed square bay window overlooking the courtyard and a wall-mounted Dimplex night storage heater.

From the lounge, a door leads through to the kitchen/breakfast room, which is fitted with a range of base and eye-level units, high gloss laminate work surfaces, tiled splashbacks and a stainless steel sink with mixer tap. There is space and plumbing for a washing machine, along with space for a cooker, fridge and freezer, while a breakfast bar provides a practical dining area. Residents also have the option of using the communal laundry facilities if preferred.

The double bedroom enjoys a courtyard outlook through a uPVC double glazed window and includes a built-in wardrobe with sliding doors, hanging rail and shelving. The accommodation is completed by a modern fitted shower room comprising a concealed cistern WC, pedestal wash hand basin and oversized shower cubicle with glazed sliding door and screen. Additional features include an extractor, shaver light and socket, fitted mirror, bathroom cabinet, wall-mounted electric heater and heated towel rail.

Leander Court provides a range of communal facilities designed to support a sociable and convenient lifestyle, including a residents' lounge, laundry room, garden area and organised social activities. There is also a bookable guest suite available for visitors, along with the reassurance of a resident manager and Carline alarm system with pull cords throughout the apartment.



Material Information (Subject To Legal Verification)

Tenure: Leasehold

Ground Rent: £100 Per Year

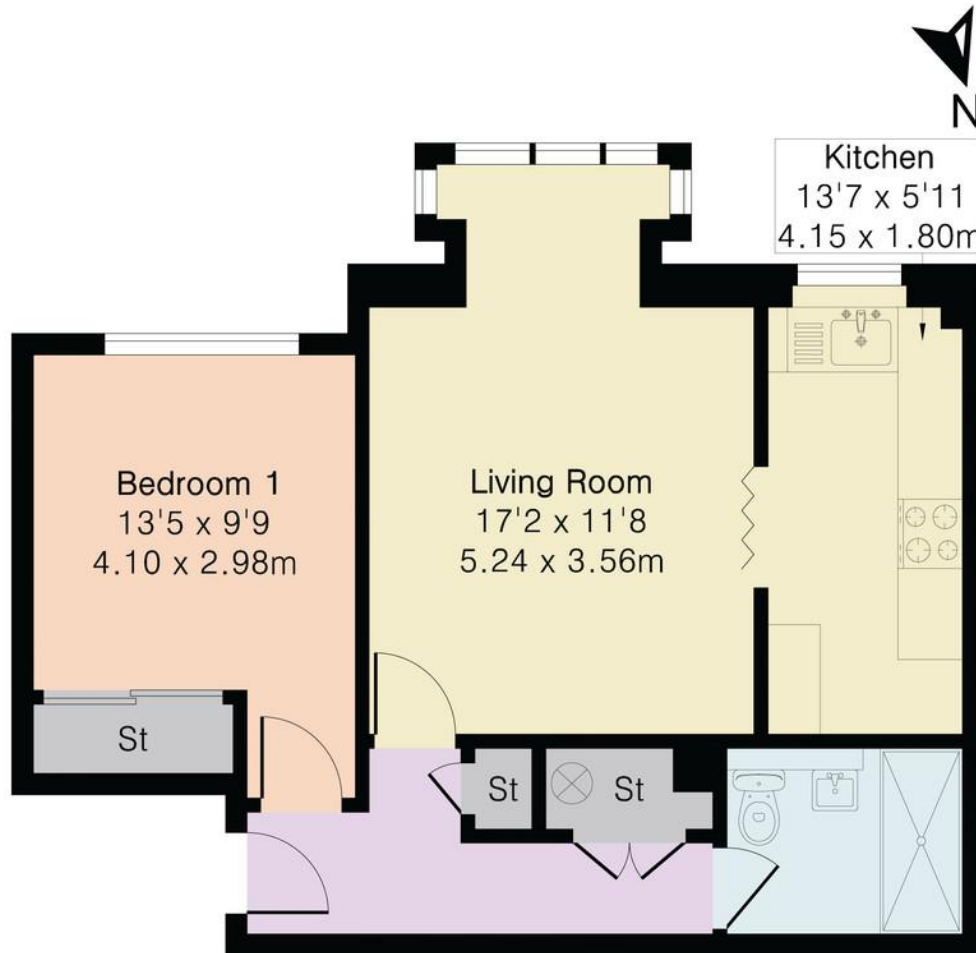
Annual Service Charge: Approx £3,985.68

Lease Length: 86 Years Remaining (End date - 01/01/2113)



the floorplan...

Approximate Gross Internal Area 524 sq ft - 49 sq m



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Travel

Post Office, Den Road
0.21 mi • Bus stop or station

Orchard Gardens
0.27 mi • Bus stop or station

W H Smith, Wellington Street 0.29 mi • Bus stop or station

Teignmouth Rail Station
0.38 mi • Train station

Please check Google maps for exact distances and travel times.

Property postcode: [TQ14 8AQ](#)



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