



Flat 45, Leander Court, Strand, Teignmouth

£240,000 Leasehold

Third (top) Floor Apartment • For Those Aged 55+ • Lift Access • Short Level Stroll to Beach & Town • Lounge with Balcony • Two Bedrooms • Pull Cords and Careline System • Resident Manager • View to Back Beach • EPC - D

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This apartment benefits from lovely views to the river and part of Shaldon and is situated on the 3rd (top) floor where there is a laundry room and guest suite. It is one of only a few apartments in this development with a balcony.

Entering the entrance hallway, there is a large storage cupboard, with shelving, which houses the hot water cylinder, and then another double storage cupboard further up the hallway. There are two double bedrooms, both benefitting from views towards Shaldon and the river, with the main bedroom having a large built in wardrobe and two skylights, offering plenty of natural light.

The shower room/WC comprises a shower cubicle with tiled surround, Mira electric shower, wash hand basin with storage, WC and towel radiator.

The living room is a bright, spacious room, thanks to the uPVC sliding doors which lead onto the balcony, as well as a uPVC port hole window, which offers views over the rooftops towards the back beach. The balcony has enough space for seating, and offers views over the river and to Shaldon. A door leads from the living room into the kitchen.

The modern, bright kitchen is fitted with a range of base and wall units with worktops, a single bowl stainless steel drainer sink unit, electric 4 ring hob with splashback, electric oven, and space for either a washing machine or dishwasher, as well as further space for a fridge/freezer. There are a further two skylights in this room.

There is uPVC double glazing throughout and electric heating.

MEASUREMENTS:

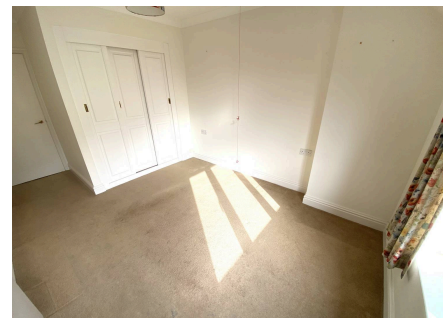
Bedroom 13'0" x 9'1" (3.96m x 2.77m),

Bedroom 11'5" x 9'9" (3.47m x 2.96m),

Shower Room 5'7" x 7'11" (1.69m x 2.41m),

Living Room 19'09" x 12'01" (6.01m x 3.68m),

Kitchen 9'11" x 9'2" (3.03m x 2.79m)



Tenure: Leasehold - Lease 125 years from 1/01/1988
Annual Service Charge: £3,767.79pa (1st April 2026 - 31st March 2027).

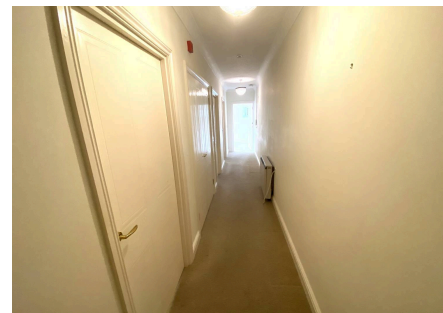
Ground Rent: £100pa

Council Tax Band D - £2,710.19 per year

Broadband Speed - Ultrafast 1000 Mbps (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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82+)	
(61-81)	
(49-60)	
(35-48)	
(29-34)	
(21-28)	
(1-20)	
Not energy efficient - higher running costs	
65	79

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82+)	
(61-81)	
(49-60)	
(35-48)	
(29-34)	
(21-28)	
(1-20)	
Not environmentally friendly - higher CO ₂ emissions	
58	65

EU Directive 2002/91/EC

Third Floor