

Alexandra Road, Dawlish, EX7 9JT



Ground floor flat situated in a popular warden assisted development for the over 60's. Enjoying a delightful level location in the town centre, the apartment is convenient for a range of amenities. It occupies an enviable position with the principal rooms enjoying a bright, sunny aspect. Tenure: Leasehold. Council Tax Band A. EPC - TBC

£80,000

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Brooklands is a popular warden assisted development situated in a conservation area close to The Lawns and Dawlish Town centre. This particular flat is situated on the ground floor having the benefit of its own private entrance and sunny aspect with all principal rooms having electric heating and emergency pull cords. The development offers a residents lounge, and communal gardens, it is well located in the heart of the town centre with a range of shops and cafes to hand and is just a short distance from the beach.

Accommodation

Front door to;

Reception Hall

Storage cupboard with shelving, airing cupboard with hot water tank, electric heater, doors to;

Living Room

13'0" x 10'5" (3.96m x 3.18m)

A bright room enjoying a sunny aspect, television aerial point, night storage heater, alarm chord, telephone point.

Kitchen

8'1" x 7'10" (2.46m x 2.39m) maximum

Base and eye level units with roll edge worktop over, inset sink and drainer, built in electric oven and separate four ring hob, space for washing machine and dishwasher, space for fridge/freezer, double glazed window to the front, alarm chord.

Bedroom

12'10" x 9'4" (3.91m x 2.84m)

Another bright room enjoying a sunny aspect, electric heater, built in wardrobe, alarm chord.

Wet Room

Finished with fully tiled walls and fitted with an electric shower, pedestal wash hand basin and WC. Heated towel rail and double glazed window.

Outside

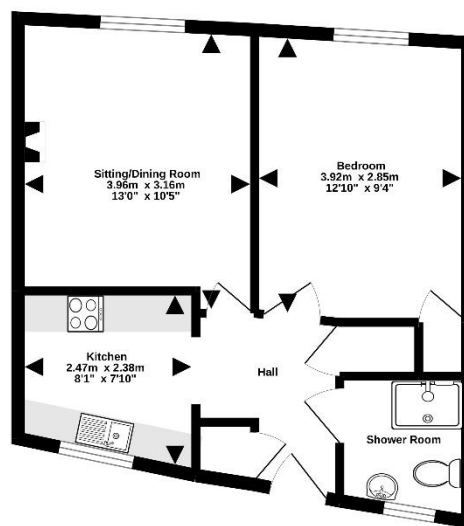
There are two communal gardens with the principal garden being enclosed with a courtesy gate for the residents on to the lawns. To the rear there is a lawn and drying area, with paths leading to a resident's lounge. There is also visitor parking.

Tenure

Leasehold. The property is held on a 199 year lease from 25 December 1985. We have not had sight of any title deeds or documents to verify this information. All parties are advised to obtain independent verification of any details pertinent to their interest in the property.



Ground Floor
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 36.3 sq.m. (391 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of this nature are not exact and should not be relied upon for any legal or financial purposes. The purchaser is advised to obtain independent verification of any details pertinent to their interest in the property.
Basis: as shown on the plan.

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