



- PURPOSE BUILT TOWN CENTRE APARTMENT
- TASTEFULLY DECORATED THROUGHOUT
- OPEN PLAN LIVING AREA, FITTED KITCHEN
- ONE BEDROOM, SHOWER ROOM
- LIFT AND STAIR ACCESS
- SELECT DEVELOPMENT WITH SECURE ENTRY SYSTEM
- NO ONWARD CHAIN
- SITUATED JUST OFF THE SEA FRONT IN A PEDESTRIAN AREA

## Little Triangle, Teignmouth, TQ14 8FP

**£152,500**

Purpose built town centre apartment constructed in 2007 with own independent access. The modern apartment has been tastefully decorated with fitted kitchen, shower room, open plan living area and one bedroom. The apartment is in a select development of fifteen units with a secure communal entrance and lift and stairs rising to the upper floor. Situated just off the sea front in a pedestrian area with own independent access, the apartment is presented in excellent decorative order throughout.



## Property Description

### SECURE COMMUNAL ENTRANCE AREA

External glazed door into corridor leading to lift and external stairwells to all floors. Well maintained bin store room adjacent to the lift.

Obscure glazed entrance door into...

### ENTRANCE HALLWAY

Lightwell, night storage heater. Doors to...

### BEDROOM

Wall mounted electric panel heater, uPVC double glazed window with aspect to the rear of the apartment and with a small glimpse of the seafront and sea. Door to storage cupboard.

### SHOWER ROOM

Fully tiled shower room fitted with a contemporary suite comprising corner shower enclosure with fitted electric shower, wash hand basin set into vanity unit, WC with concealed plumbing, extractor fan, Dimplex electric heater, double glazed skylight window, full width mirror to one wall, heated towel rail. Loft hatch to roof void.

### UTILITY CUPBOARD

Space and plumbing for automatic washing machine/dryer, fitted extractor, wall mounted water heater, shelving.

### KITCHEN AREA

Fully fitted with stylish range of cream gloss fronted base units with wood effect laminate work surface over incorporating contemporary one and a half bowl sink and drainer with mixer tap over, integral slimline dishwasher, fridge, separate freezer, electric oven and grill with induction hob, wall mounted extractor hood



and light, full height larder style unit.

#### MAIN LIVING AREA

Wall mounted telephone entry, Dimplex storage heater, double glazed window with aspect into town centre. Wall lighting.

#### MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999 years from 2008

Annual Ground Rent: £200

Ground Rent Review: 1.1.2033 and every 25 years after

Service Charge: £115.00 per month which includes ground rent (paid 1st month)

Service Charge Review:

Council Tax Band A

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Leasehold restrictions: Please refer to lease agreement for full details. However a summary is:

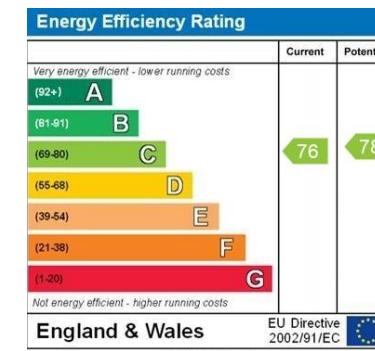
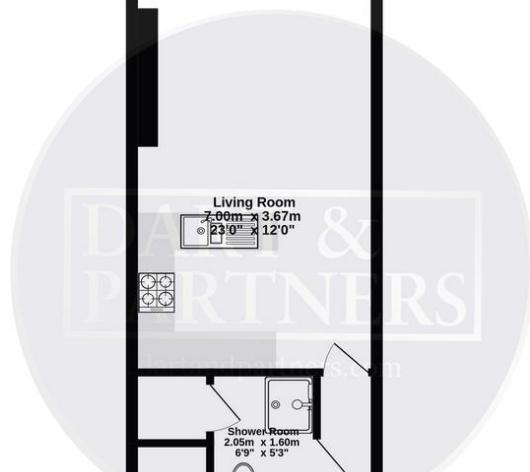
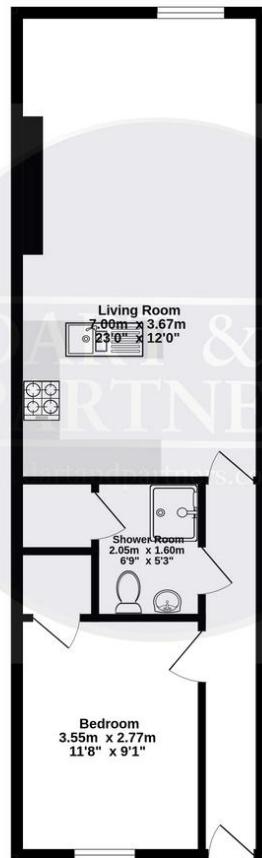
1 property must be used as private residence and not for trade or business. It must not be used as a holiday let.

2 you can not attach an aerial/satellite dish etc to the property.

3 you can not keep pets except birds in cages/fish in tanks or other small animals in cages/tanks.

4 no hard wood floor.

2nd Floor  
45.6 sq.m. (491 sq.ft.) approx.



**TOTAL FLOOR AREA : 45.6 sq.m. (491 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. All dimensions are approximate and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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