



- WELL PRESENTED APARTMENT IN POPULAR LOCATION WITHIN DAWLISH WARREN
- CLOSE TO AMINITIES AND BEACH
- MODERN FITTED KITCHEN
- LIVING ROOM DINER
- BALCONY OVERLOOKING WELL KEPT COMMUNAL GARDENS
- ONE DOUBLE BEDROOM
- MODERN SHOWER ROOM
- ALLOCATED PARKING SPACE

Lee Cliff Park, Dawlish Warren, EX7 0NE

Guide Price £120,000

Offered to the market with NO ONWARD CHAIN is this well presented one bedroom apartment situated in a popular location within Dawlish Warren close to all local amenities. Accommodation briefly comprises; modern fitted kitchen, living room diner, spacious balcony overlooking the well kept communal gardens, double bedroom, modern shower room, allocated parking space. An early viewing comes highly recommended.



Property Description

uPVC front door into...

KITCHEN

With modern range of base and wall unit with timber effect roll top work surface over, inset stainless steel sink drainer, space for electric cooker and fridge freezer, power points, uPVC double glazed window to front, fold out table and chairs.

BEDROOM

With uPVC double glazed window to front, power points.

MODERN SHOWER ROOM

With roof skylight, modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, glazed shower enclosure with glazed folding door, wall mounted electric shower, space and plumbing for washing machine, illuminated mirrored vanity unit.

INNER HALLWAY

Airing cupboard with timber shelving and consumer unit.

SITTING ROOM DINER

With large uPVC double glazed window and door to the rear enjoying some sea views and rolling countryside beyond. A generously sized room with space for dining table and chairs. Recessed alcove with shelving and hanging rail. Power points, television aerial connection point.

BALCONY

Of a good size with plenty of space for table and chairs.

A timber door gives access to a useful storage cupboard.

OUTSIDE

ALLOCATED PARKING SPACE.





MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: approx. 72 years remaining

Annual Ground Rent: N/A

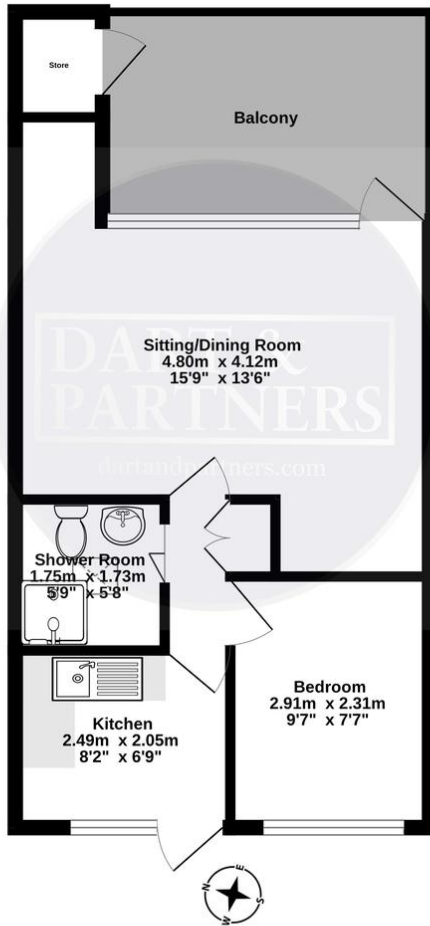
Ground Rent Review: N/A

Annual Service Charge: £950

Service Charge Review:

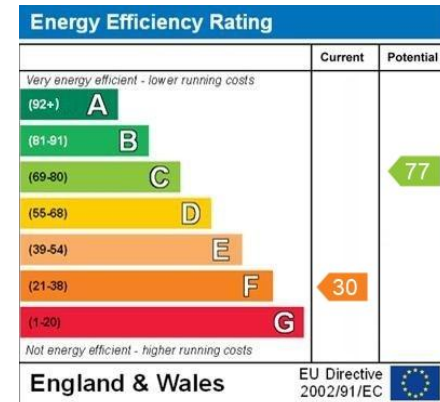
Council Tax Band A

1st Floor
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 36.2 sq.m. (390 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. This plan is for illustrative purposes only and should 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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9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

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