



- **NO ONWARD CHAIN**
- **Ideal Investment/Holiday Let**
- **Ground Floor Apartment**
- **Open Plan Living**
- **Fitted Kitchen**
- **Large Double Bedroom**
- **Neutral Bathroom**
- **Communal Gardens & Heated Swimming Pool**
- **Moments From Seafront & Amenities**
- **Allocated Parking**

Our View "Perfect Investment or First Time Buy"

Woods are pleased to offer with **NO ONWARD CHAIN** this **Ground Floor Apartment** ideal **INVESTMENT** or **First Time Buy**. Set within a secure development this apartment briefly offers an open plan living room/dining and kitchen, spacious double bedroom and bathroom. The occupant of the property also has access to communal grounds and heated swimming pool.



Location - One of the brightest jewels in the English Riviera's crown, Paignton is well renowned for its long stretch of beautiful and easily accessible beachfronts including Preston, Goodrington, Broadsands and Paignton Sands with its promenade, green, iconic pier and colourful beach huts. Amenities are easily within reach with the town centre shops along with doctors' surgeries and access to public transport links only moments away, making it an ideal location for all types of buyers.

Accommodation - Set within a secure and very convenient development only moments from Paignton seafront, with the apartment set on the ground floor. Upon entry to the building is a nicely presented communal hall which gives access to the apartment. Upon entering you are greeted with the entrance hall with doors leading to all principle rooms. The open plan living room offers a good space for sitting and dining with good size storage cupboard and window looking out to the communal grounds. The kitchen area comprising base and wall mounted cupboards, roll top work surfaces with inset sink and drainer. Within the kitchen is an integrated oven and hob and space for an under-counter fridge.

The bathroom is a neutral white suite which offers a panelled bath with shower over, pedestal wash hand basin and a low level flush WC. The bedroom is a very generous double which benefits from built in wardrobes and a cupboard housing the hot water immersion tank.

Set Outside - The property benefits from access allocated parking and use of the communal grounds which include gardens with seating areas and a heated swimming pool.

Property Information

Tenure - Leasehold
Lease Length - 101 years remaining
Maintenance Cost - £2904.92 Per Annum (Reviewed Yearly) Includes Water Rates, Interior/Exterior and Pool Maintenance & Building Insurance.
Ground Rent - £100 per Annum (Fixed For Term)
Managing Agent - Blenheim's (Paignton)
Letting - Is Allowed
Holiday Letting/AirBNB - Is Allowed

Council Tax Band A for the period 01/04/2023 to 31/03/24 financial year is £1,358

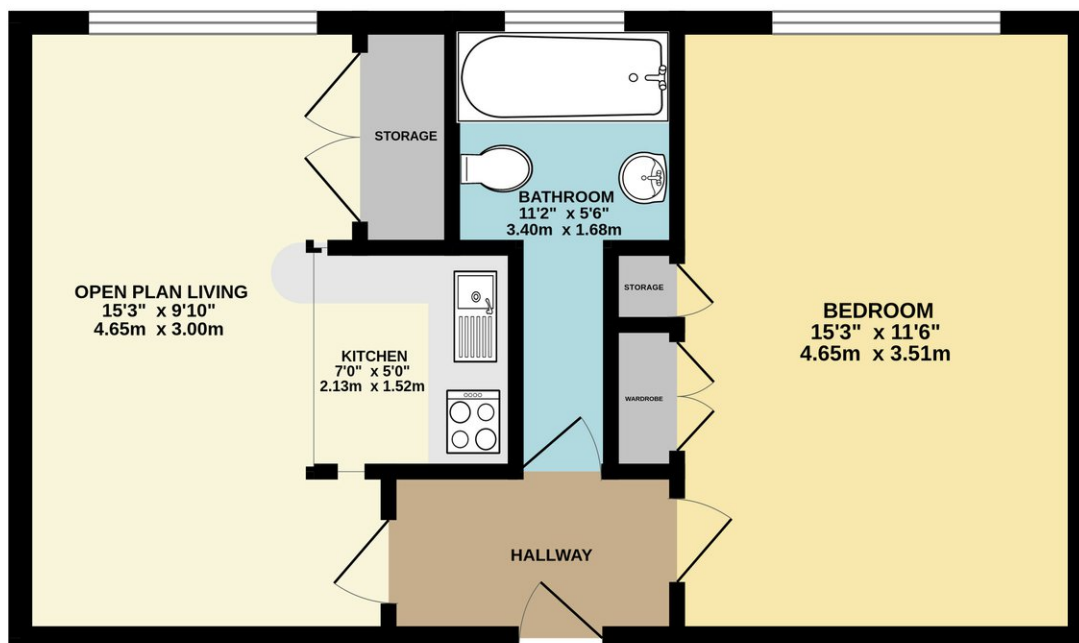


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR



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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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Tenure: Leasehold

01803 390000

New Esplanade Court, Paignton Seafront, TQ4 6BG

Offers in Excess of £100,000

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