



WOODS
DISTINCTIVE HOMES

**Apartments
Eugene Road
Preston
TQ3 2PQ**

**Prices From
£230,000**

Woods are delighted to offer a fantastic selection of apartments within this select development in the popular area of Preston, only moments from the Preston Sands beach and local amenities. All apartments are finished to a very high standard throughout, each benefiting from modern fitted kitchens, excellent bathrooms, two double bedrooms, parking for two cars and their very own private outside space.

- Fantastic Development of Five Apartments
- Chain Free
- Each Apartment Has Two Double Bedrooms
- High Specification Kitchens
- Spacious Living/Dining Areas
- Modern Bathrooms & En-suites
- Own Outside Space
- Two Parking Spaces
- Moments From Beach & Amenities
- Very Good Energy Efficiency

**Woods Bryce Baker, 329 Torquay Road, Paignton,
Devon, TQ3 2EP
01803 390000**



Location - Preston sits between Paignton and Torquay near to the historic Oldway Mansion. There are a fantastic selection of nearby beaches including Preston Sands, Hollacombe and Paignton Sands with its large green and iconic Pier. In addition to this, there are a number of local amenities including independent and mainstream retailers, GP surgeries, eateries, public houses and easy access to great public transport links including the bus & train station at Paignton Town Centre and Torquay Train station. Preston is also located only half a mile from Paignton Town centre with an array of amenities and attractions.

Accommodation - Within the building are five luxury apartments all of which are on offer.

Set on the ground floor are two apartments; One providing open plan living whilst the other offers a living room with separate kitchen/diner, both apartments offer two double bedrooms.

The first floor apartments offer generous open plan living, kitchen, and dining areas, two double bedrooms (one with en-suite shower room) and modern bathrooms.

The penthouse apartment covers the whole of the top floor and comprises of a very spacious open plan living, kitchen and dining area with balcony providing sea peeps. There are two double bedrooms of which one benefits from an en-suite shower room. This apartment has a very luxurious four piece bathroom suite with bath shower, closed coupled WC and vanity wash hand basin.





Step Outside - Apartment 1 & 2 both benefit from private, enclosed gardens directly accessible from the kitchens.

Apartment 3 & 4 each have their very own garden area which is set to the rear of property and are low maintenance having sheds included for storage.

The penthouse benefits from a balcony with privacy glass to the front which benefits from sea peeps whilst to the rear of the apartment is a spacious westerly facing sun terrace, perfect to enjoy al-fresco dining, evening drinks or to just take in some of the fantastic weather.

Each apartment benefits from off road parking for two cars (one at the front & one at the rear)

PROPERTY INFORMATION

Tenure - Leasehold (with share of freehold)
Lease Length - Each flat will be allocated a new lease upon completion with a 999 year term.
Service Charge - This will be on an adhoc basis when work is required
Ground Rent - N/A
Lease Conditions - To be Confirmed.

GENERAL INFORMATION

Council: Torbay
Council Tax: To be Confirmed



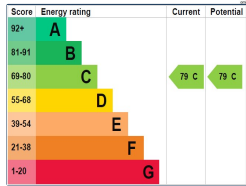




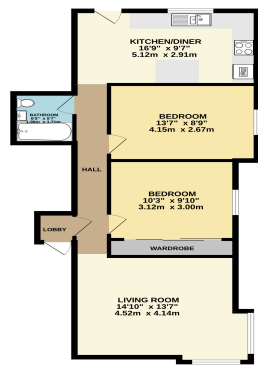
GROUND FLOOR
602 sq ft (55.9 sq m) approx.



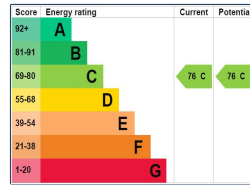
TOTAL FLOOR AREA: 602 sq ft (55.9 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, the information is provided for illustrative purposes only and should not be relied upon for any legal or contractual purposes. The information is provided as a guide only and is not intended to constitute an offer or a contract. The information is provided as a guide only and is not intended to constitute an offer or a contract. The information is provided as a guide only and is not intended to constitute an offer or a contract.



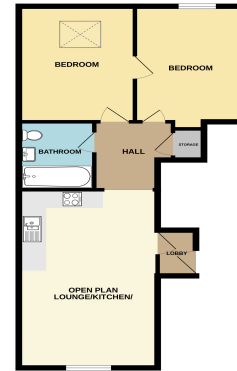
GROUND FLOOR
799 sq ft (73.3 sq m) approx.



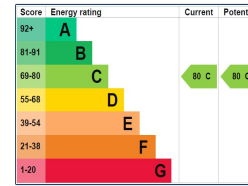
TOTAL FLOOR AREA: 799 sq ft (73.3 sq m) approx.
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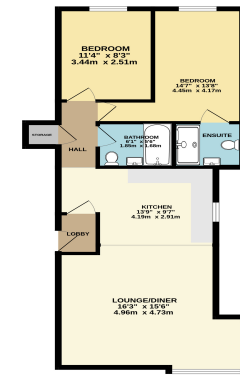
APARTMENT 3
628 sq ft (58.4 sq m) approx.



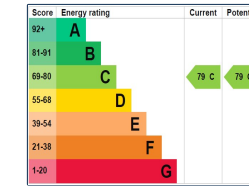
TOTAL FLOOR AREA: 628 sq ft (58.4 sq m) approx.
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APARTMENT 4
676 sq ft (62.8 sq m) approx.



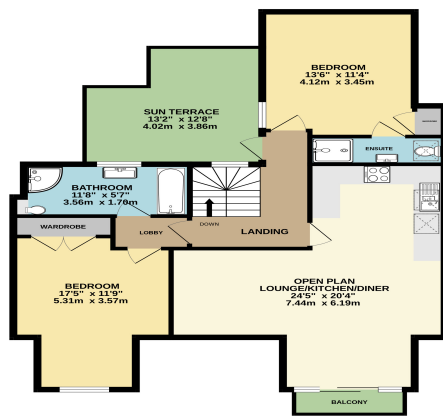
TOTAL FLOOR AREA: 676 sq ft (62.8 sq m) approx.
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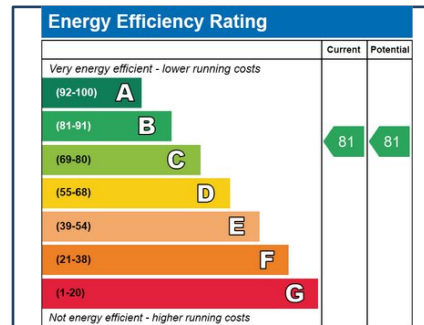
INTERIOR FLOOR
APARTMENT 6 (21-22)



APARTMENT 6 (21-22)
945 sq ft (87.7 sq m) approx.



TOTAL FLOOR AREA: 945 sq ft (87.7 sq m) approx.
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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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