



## Oldenburg Park | Paignton | TQ3 2UA

Offers Over £237,000

A spacious two bedroom purpose built first floor flat located in a quiet development just off Paignton seafront. The property offers a large lounge, large kitchen/diner, two double bedrooms and bathroom all with double glazing and central heating. There is a garden area for this flat plus a single garage. This is a fantastic opportunity to purchase a large flat in one of Paignton's most desirable cul-de-sacs. Which could be an ideal holiday home. Early viewing recommended.

- FIRST FLOOR FLAT
- TWO BEDROOMS
- SEAFRONT POSITION
- DOUBLE GLAZED & CENTRAL HEATED
- GARDEN & GARAGE



**HALLWAY** Double glazed front door and window. Radiator. Gas meter cupboard. Space for coats, shoes etc. Stairlift which can be removed if not required. Stairs to:-

**FIRST FLOOR LANDING** Built in store cupboard. Radiator. Access to loft.

**LOUNGE** - 5m x 4.9m at widest point (16'4" x 16'0")  
A large lounge with double glazed door and two double glazed windows. The door leads out to a sun balcony which over looks the rear. Two radiators. TV point. Phone point.

**KITCHEN/DINER** - 5.9m x 4.9m (19'4" x 16'0")  
A spacious kitchen/diner fitted with a range of white wall and base units with work surfaces over. Single drainer stainless steel sink unit. Plumbing for washing machine and dishwasher. Gas cooker point. Logic gas boiler. Space for fridge/freezer. Space for 4-6 seater table. Double glazed window to side and rear one with sea view. Radiator.

**BEDROOM ONE** - 3.8m x 3.8m (12'5" x 12'5")  
A good double bedroom with a range of built in furniture including wardrobes. Double glazed window to front overlooking the green. Radiator. Double glazed door to sun balcony enjoying an open outlook over Oldenburg Park and green.

**BEDROOM TWO** - 4.3m x 3.4m (14'1" x 11'1")  
Another double room with double glazed window to front overlooking the green. Radiator.



**BATHROOM** A matching cream suite comprising bath with shower attachment. Pedestal wash hand basin. Close coupled WC and bidet. Part tiled walls. Radiator. Mirror and spotlight. Double glazed window.

**OUTSIDE** To the rear is a garden which is planted with trees and shrubs.

**GARAGE** Single garage with up and over door, Space for an additional car.

**MATERIAL INFORMATION** The green in Oldenburg Park is owned by all the residents and there is an annual charge for its upkeep.

OLDENBURG MANAGEMENT FEE: APPROX £100  
P.A FOR UPKEEP AND INSURANCE OF THE  
GREEN. MAINTENANCE: SHARED BETWEEN BOTH  
FLATS REVIEWED ANNUALLY  
GROUND RENT: £10 P.A (NO REVIEW RATE)

Address '22 Oldenburg Park, Paignton  
TQ3 2UA'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'D'

### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.