



Oldway Road | Paignton | TQ3 2TX

Offers Over £95,000

A two bedroom ground floor flat, situated in a highly favoured level location. The property offers god sized accommodation with kitchen/diner onto lounge. The apartment benefits from a replaced shower room. No forward chain. The accommodation comprises:-

- TWO BEDROOM GROUND FLOOR RETIREMENT FLAT
- OLDWAY AREA
- KITCHEN/DINER
- REPLACED SHOWERROOM
- NO CHAIN

Communal front door to:-

COMMUNAL HALLWAY Front door to:-

HALLWAY Large walk in storage cupboard. Airing cupboard with water cylinder.

LOUNGE/DINER - 3.95m x 3.65m (12'11" x 11'11") Slimline night storage heater. uPVC double glazing. Door to:-

KITCHEN/DINER - 4.6m x 2.2m (15'1" x 7'2") Range of fitted wall and base units with sink unit and appliances. uPVC double glazing. Wall heater.

BEDROOM ONE - 3m x 2.9m (9'10" x 9'6") Plus built in wardrobes. Electric wall heater. uPVC double glazing.



BEDROOM TWO - 2.9m x 2.2m (9'6" x 7'2") Electric wall heater. uPVC double glazing.

SHOWER ROOM Refitted modern suite comprising double shower tray with glass sliding doors and electric shower. Pedestal wash hand basin and low level WC. Wall heater. Shaver socket and light. Extractor fan.

OUTSIDE Communal gardens and communal parking.

## MATERIAL INFORMATION

Tenure: Leasehold. Length Of Lease: 60 years remaining. Service Charge: £2,308.44 per year. Ground Rent £0.00.

Address 'Oldway Road, Paignton, TQ3 2TX'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '66 | 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.