



Palace Avenue | Paignton | TQ3 3EF

Offers Over £90,000

A second floor, one bedroom flat in a convenient town centre location. The property has been nicely looked after by the current owner and benefits from gas central heating, modern kitchen and bathroom. The accommodation comprises:-

- ONE BEDROOM SECOND FLOOR FLAT
- GAS CENTRAL HEATING
- MODERN KITCHEN
- MODERN BATHROOM
- SPACIOUS ACCOMMODATION

ENTRANCE HALLWAY Electric meter and fuse box, access to the loft area, single glazed sash window to the side, single panelled radiator, split level landing with door off to:-

LOUNGE - 12' 7" x 11' 6" (3.84m x 3.51m) Telephone for intercom system, sash windows to the front and the side, telephone point, tv aerial point, virgin connection, double panelled radiator and archway through to:-

KITCHEN - 8' 4" x 6' 11" (2.54m x 2.11m) Obscure glass door leading out to the fire exit, space for cooker, range of base mounted units with roll edge work surfaces over and tiled splash back, range of matching wall mounted units, stainless steel single bowl drainer with mixer tap and tiled splash back, under counter fridge, wall mounted boiler and plumbing for washing machine.

BEDROOM 16' 7" max x 9' 1" (5.05m max x 2.77m) Double panelled radiator, box housing gas meter, sash window to the front and steps lead up to a mezzanine sleeping area.



BATHROOM Ceiling spotlights and extractor fan. A white suite comprising inset panelled bath with shower over and glazed shower screen, Melamine splash backs, hand wash basin set into vanity unit with storage cupboard below, low level WC and a single panelled radiator.

AGENTS NOTE Whilst there is no parking with this property there is a council car park at Crown & Anchor way and you can obtain a yearly permit from Torbay Council.

MATERIAL INFORMATION Tenure: Leasehold. Lease Length: 152 years remaining. Ground Rent: £50.00 per year. Service Charge: £840.00 per year.

Address 'Palace Avenue, Paignton, TQ3 3EF'

Tenure 'Leasehold'

Council Tax Band 'A'

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.