



Cleveland Road | Paignton | TQ4 6EL

Asking Price Of £239,950

A two bedroom first floor flat in the desirable Roundham area, enjoying exceptional sea views. The property is completed to a very high standard with luxury fitted integrated kitchen, recently replaced bathroom and ensuite. This apartment is truly stunning with large garage and parking. The accommodation comprises:-

- LARGE TWO BEDROOM LUXURY FLAT
- EXCELLENT SEA VIEWS
- EXCELLENT CONDITION
- ENSUITE MASTER
- INTEGRATED LUXURY KITCHEN
- LARGE GARAGE AND PARKING



COMMUNAL ENTRANCE Stairs to first floor landing. Private front door to:-

HALLWAY Coat/store cupboard. Space for sideboard or similar. Entry phone. Fuse box. Airing cupboard.

LOUNGE/DINER - 21' 7" x 11' 5" (6.6m x 3.5m)  
A lovely spacious room with fine sea views across Paignton Harbour to Thatchers Rock and Torquay. Decorative fireplace with inset electric fire. Wall panel heater. TV point. Two wall lights.

KITCHEN - 11' 1" x 7' 10" (3.4m x 2.4m) Luxury fitted kitchen comprising 1.5 bowl sink unit with cupboards and drawers under; adjoining range of matching wall and base units. Integrated appliances including, fridge, freezer, eye level double oven and grill. Inset electric hob with extractor over. Concealed washing machine. Pull out drawer and larder store. uPVC double glazing.

BEDROOM 1 ENSUITE - 13' 9" x 11' 1" max (4.2m x 3.4m) A double room with double glazed window with similar sea views to the lounge. Built in wardrobe with drawers and shelving. Panel heater. Door to:-



ENSUITE Recently fitted quality suite comprising shower cubicle. Vanity basin, low level WC and uPVC double glazing. Mirror fronted medicine cabinet.

BEDROOM 2 - 13' 9" x 11' 1" (4.2m x 3.4m)  
Another double room with double glazed window and panel heater.

BATHROOM Suite comprising luxury suite with shower bath and glass screen with electric shower. Vanity wash hand basin and close coupled W/C. Part tiled walls. Double glazed window. Heated towel rail. Storage cupboard and matching wall unit.

GARDENS There are communal gardens, mostly lawn plus a patio seating area.

PARKING There is an underground secure car park garage accessed via a remote controlled roller door. There is an allocated space for the flat. There is also visitor parking.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: Remainder of 999 year lease. Service Charge: £1,360.00 per year. 1/15 share of freehold.

Address 'Cleveland Road | Paignton | TQ4 6EL'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### 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.