



Elmsleigh Park | Paignton | TQ4 5AT

Asking Price Of £169,950

A large two bedroom penthouse apartment in a favoured location to the beach and town centre. The property is in good order throughout with two shower rooms and spacious kitchen and lounge. No forward chain. Viewing is recommended.

- PENTHOUSE APARTMENT
- TWO DOUBLE BEDROOMS
- NO FORWARD CHAIN
- POPULAR LOCATION
- COMMUNAL GARDENS AND ALLOCATED PARKING



**APPROACH** At the front of the property there are level communal gardens with path to the side providing access to the rear parking area. Double glazed front door opening into a communal hall with stairs and lift to the second floor. Door to:-

**ENTRANCE HALL** Entry phone system and doors to:-

**KITCHEN/BREAKFAST ROOM** - 17'6" (5.33m) Max x 7'9" (2.36m) Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. A range of matching base and eye level units with timber work tops and decorative glazed tiled splash backs. Inset stainless steel sink unit with drainer to one side and mixer tap above. Inset four ring gas hob with oven below and canopy above. Space and plumbing for washing machine, space for upright fridge freezer and space for undercounter appliance. Radiator and door to:-

**LOUNGE/DINING ROOM** - 17'5" (5.31m) Into Bay x 11'9" (3.58m) Max. Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. Further Velux window to the front aspect. Two television aerial points, telephone point and radiator. Door to:-

**BEDROOM ONE** - 16'10" (5.13m) Into Bay x 11'10" (3.61m) Max. Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. Door to communal landing and second staircase. Two television aerial points, telephone point and radiator. Door to useful airing cupboard with slated shelving and bar heater. Access panel to useful eaves storage with timber glazed window to the front aspect. Door to:-



**ENSUITE SHOWER ROOM** With part sloped ceiling, extractor fan and tiled walls. Low level flush WC, wash hand basin with shaver light above and tiled shower unit with electric shower above. Radiator.

**BEDROOM TWO** - 16'7" (5.05m) Into Bay x 10'7" (3.23m) Max. Accessed off the hall. Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. Two television aerial points, telephone point and radiator. Door to a handy eaves storage area with timber glazed window to the front aspect.

**SHOWER ROOM** With part sloped ceiling and recessed spotlights. Tiled walls, extractor fan and radiator. Low level flush WC, pedestal wash hand basin with shaver light above and double walk in shower unit with tiled surround and electric shower above.

**OUTSIDE** At the front of the property there are level communal gardens with path to the side providing access to the rear parking area. The gardens are well maintained with mature shrubs and seasonal planting and specimen palm tree. There is allocated parking for one vehicle.

**MATERIAL INFORMATION** We understand that the property is a shared freehold (1 of 10 apartments) with a lease of 999 years from 2002. There is no ground rent however there is a monthly service charge of £134.00 which includes maintenance, building insurance and the upkeep of the gardens.

Address 'Elmsleigh Park, Paignton, TQ4 5AT'

Tenure 'Leasehold'

Council Tax Band 'D'

EPC Rating '55 | 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.