



Courtland Road, Paignton, TQ3 2AB

Asking Price Of £180,000

Fleur De Lis in Paignton has been built as the premier retirement development for the over 65's. The communal areas are truly stunning leading onto an exceptionally well presented one bedroom apartment with beautiful kitchen and bathroom. Outside are communal gardens and this apartment leads onto a small patio which whilst communal has been used directly by flat 2. Further delightful gardens and communal lounge facilities. The accommodation comprises:-

- HIGH END LUXURY ONE BEDROOM RETIREMENT FLAT
- EXCEPTIONAL CONDITION
- LUXURY KITCHEN
- GROUND FLOOR
- STUNNING SHOWER ROOM

Glass doors opening onto:-

COMMUNAL LOBBY onto:-

INNER HALLWAY Front door to:-

HALLWAY Cupboard housing ideal gas boiler for central heating and hot water. Spot lighting. Central heating radiator.

LOUNGE/DINER - 5.4m x 3.2m (17'8" x 10'5") Double aspect uPVC double glazed windows and patio doors. Central heating radiator.

KITCHEN - 3.1m x 2.4m (10'2" x 7'10") Range of fitted luxury wall and base units with quartz work tops. Inset electric hob. Eye level electric oven. Concealed fridge and freezer. Dishwasher. Extractor hood and uPVC double glazing. Spot lighting.

BEDROOM - 3.9m x 3.2m (12'9" x 10'5") Built in mirror fitted wardrobe. Central heating radiator.



SHOWER ROOM Quality fitted suite comprising walk in walk out shower cubicle with mains shower. Vanity basin. Close coupled WC. Fully tiled. Chrome heated towel rail.

OUTSIDE A small patio sits directly outside Flat 2 and whilst communal has been used to the benefit of the flat.

MATERIAL INFORMATION Tenure: Leasehold. Service Charge: Half yearly service charge is £2,171.94 for 1 July 2024 to 31 Dec 2024. Length Of Lease: 117 years remaining. Ground Rent: £525.00 per year.

Address 'Courtland Road, Paignton, TQ3 2AB'

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.