



Silver Bridge Close | Broadsands Park | Paignton | TQ4 7NW

Offers Over £199,950

A exceptional two bedroom upper ground floor apartment on the highly sort after Broadsands Park development. The apartment has truly stunning sea views from the principle rooms and balcony across the bay. Finished to a very high standard with luxury kitchen and bathroom. This property feels like a new property and should be viewed to be appreciated. The accommodation comprises:-

- TWO BEROOM UPPER GROUND FLOOR
- BALCONY AND STUNNING VIEWWS
- LUXURY KITCHEN AND APPLIANCES
- STUNNING SHOWER ROOM

Communal front door and hallway to upper ground floor.

ENTRANCE HALLWAY Front door to:-

KITCHEN - 6' 11" x 8' 2" (2.11m x 2.49m) A super, modern fitted kitchen finished in gloss white faced wall and base cupboards. Marble style working surfaces and inset composite sink and drainer with mixer tap over. Integral fridge/freezer and washer/dryer. Built in under counter electric oven with halogen hob and cooker hood over. Serving hatch to lounge/dining room. Double glazed window to front.

LOUNGE/DINING ROOM - 16' 0" x 14' 3" (4.87m x 4.34m) A good size lounge dining room with ample space for table and chairs. Full height double glazed windows and sliding patio door opening to a Balcony enjoying fabulous open and sea views towards Berry Head.

BALCONY The Balcony runs along the full width of the front of the flat enjoying the superb views.

INNER HALLWAY Cupboard housing Gledhill hot water cylinder. Doors to:

Address 'Silver Bridge Close, Broadsands Park, Paignton, TQ4 7NW'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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BEDROOM 1 -12' 11" x 11' 1" (3.93m x 3.38m) A double bedroom with dual aspect double glazed windows both enjoying far reaching sea and open views.

BEDROOM 2 - 9' 9" + depth of wardrobes x 7' 6" (2.97m x 2.28m) Built in double wardrobe and double, shelved cupboard. Double glazed window to rear.

SHOWER ROOM/WC Modern and contemporary shower room comprising double size shower with glazed screen to side and fitted shower over. Pedestal wash basin with fitted cupboard over. Concealed flush WC. Neutral wall tiling. Heated towel rail. Double glazed window.

OUTSIDE

PARKING To the front of the building is a private driveway leading to the carports beneath the flats. Number 11a has a shared carport space and useful store to rear (located in the adjacent car port area) Internal stairs lead up to the entrance level.

GROUNDs Silver bridge Close stands in neatly maintained private grounds with lawns, trees and shrubs.

MATERIAL INFORMATION Tenure: Leasehold. Lease length: Started in 1967 with a lease of 189 years, 131 years remaining. Ground Rent: £20.00 per year. Service charge: £2,400.00 per year.

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.