



WILLIAMS HEDGE

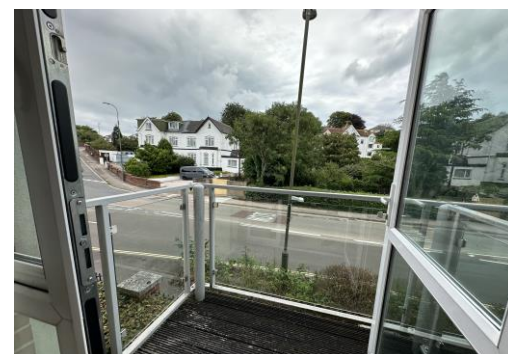
estate agents



Cypress Court, Fisher Street, Paignton

Leasehold £127,000

Quality retirement apartment in a convenient and accessible location | Spacious entrance hall
Sitting room with balcony | Fitted kitchen | Large double bedroom | Shower room/W.C
Communal facilities



25 CYPRESS COURT, FISHER STREET, PAIGNTON, TQ4 5DU

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Communal facilities

A purpose-built retirement apartment in a convenient and accessible location offering a comfortable retirement lifestyle. The apartment is located on the first floor and is accessed via a lift or stairs. Once inside, an entrance hall with large storage cupboard leading to the spacious sitting room which has access onto a balcony, a fitted kitchen, large double bedroom and bathroom, and shower room W/C.

Cypress Court is a small community of apartments that offer comfort, support and security to all residents and an alarm in most rooms links to the resident scheme manager should he be needed. There is a residents' lounge where neighbours can meet up and attention is paid to details such as high-level sockets, double glazing and all electric heating. There is even a guest room for a small daily charge for any visitors who cannot otherwise be accommodated. Cypress Court gives security and independence and is sought after due to its proximity and level walking distance to Youngs Park, Goodrington Beach and the popular Clennon Leisure Centre.

The Accommodation comprises

Communal entrance with stairs or lift to 1st floor, door to

ENTRANCE HALL - 2.24m x 1.96m (7'4" x 6'5") Coved ceiling with pendant light point, secure door entry intercom system and emergency pull cord, storage cupboard with light point, shelving and hot water cylinder, cupboard housing the electric meter and consumer unit, doors to

SITTING/DINING ROOM - 6.81m x 3.15m (22'4" x 10'4") Coved ceiling with light points, UPVC double glazed window to front aspect and door opening onto balcony with glazed balustrade, fireplace with inset electric fire, TV connection point, electric radiator, telephone point, double doors to

KITCHEN - 2.44m x 2.13m (8'0" x 7'0") Coved ceiling with strip light, extractor fan, UPVC double glaze window to

front aspect. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, electrical extractor over, tiled surround, matching eyelevel cabinets, built-in electric oven, integral fridge freezer.

DOUBLE BEDROOM - 5.77m x 2.62m (18'11" max x 8'7" max) Coved ceiling with pendant light point, extractor fan, UPVC double glaze window to front aspect, wall mounted electric heater, telephone point, thin double wardrobe.

SHOWER ROOM/W.C - 1.93m x 1.55m (6'4" x 5'1") Coved ceiling with light point and extractor fan. Comprising shower enclosure with sliding door, vanity unit with inset wash and basin, close couple W.C, wall mounted electric fan heater, strip light shaver socket, emergency pull cord.

TENURE – LEASEHOLD

All Residents must be 60 years old and over.

Length of lease is 125 years from 2008.

MAINTENANCE FEE is TBC per annum to include building insurance, general maintenance, window cleaning, water rates and gardening.

GROUND RENT is TBC per annum.

Management Company - First Port.

A Pet is allowed with prior permission from the Freeholder but cannot be replaced once it passes. The Parking is communal and unallocated.

The 24 hour call System is currently provided by Apello

DEVELOPMENT FACILITIES Residents Lounge, Guest Suite available, Laundry Room, Garden areas, communal Car Park, Visiting Development Manager and 24 Hour Emergency Call cover system.

Age: (unverified)	Postcode: TQ4 5DU
Current Council Tax Band: C	Stamp Duty:* £0 at asking price
EPC Rating: TBC	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Total Floor Area: 52sqm, 559sqft approx.	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



Zoopla!

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