



Whitley Court, Hayes Road, Paignton

Leasehold £109,000



WILLIAMS HEDGE
estate agents



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Well-presented apartment | Ground Floor | Entrance hall | Wet room | Light and bright | Inner hall
Underfloor heating | Open Plan Lounge/Kitchen/Diner | Double bedroom | En-suite wet room
Excellent communal services | NO UPWARD CHAIN | 75% ownership

A very well-presented ground floor apartment set in a development offering exceptional communal facilities. The front door opens into an entrance hall with two large storage cupboards, door into a well-appointed wet room which can also be accessed via the double bedroom. The kitchen opens into the sitting room with views of the central green space. The light and bright airy apartment is being offered to the market with no upward chain. Viewing highly recommended.

The Accommodation Comprises

ENTRANCE HALL - 3.73m x 1.35m (12'3" x 4'5") Doors to principal rooms, emergency pull cord, pendant light point, smoke detector, wall mounted thermostat, cupboard with shelving, electric consumer unit and cupboard with slatted shelving.

OPEN PLAN LOUNGE/ KITCHEN DINER

LOUNGE - 4.6m x 4.34m (15'1" x 14'3") Smoke detector, uPVC double glazed window and door overlooking an attractive green space, underfloor heating, TV point, ceiling light points, two pendant light points, emergency pull cord.



KITCHEN - 2.95m x 2.87m (9'8" x 9'5") Vinyl flooring, roll edged work surface over a range of base cupboards and matching wall cupboards. Built-in eye-level oven, 4 ring electric hob, built-in fridge/freezer, inset stainless steel sink with matching drainer, built-in washing machine, wall mounted boiler, directional ceiling spotlights, smooth finished ceilings, underfloor heating, uPVC double glazed window.



DOUBLE BEDROOM Double bedroom with uPVC double glazed window, smoke detector, pendant light point, underfloor heating, TV point, emergency pull cord, smooth finished ceiling, door to



WET ROOM Vinyl flooring, wall hung hand wash basin, WC with concealed cistern, push button flush, part tiled walls, shaver light, shower off mains, door to entrance hall, extractor, pendant light point, wall mounted cabinet with shelving, emergency pull cord.



TENURE - LEASEHOLD

Approximate figures - To be confirmed.

99-year lease from 18/9/2015

MAINTENANCE

The price is for a 75% share of the property with Sanctuary Housing retaining the other 25%. The current service charge is approximately £355.85 per month to include the building insurance, underfloor heating of communal areas, water rates, gardening and general maintenance of the communal areas and will be reducing to £272.99 wef 1st April.

Residents must be 55 years old or over.

ADDITIONAL NOTES

Security when entering the property - Fob Key / Intercom right side of entrance for each flat for visitors and deliveries.

Restaurant on premises selling hot and cold food

Large Lounge with Library, games area, pool table, Piano. **VARIOUS ACTIVITIES TAKE PLACE WITHIN THE LOUNGE IF YOU WISH TO JOIN IN SUCH AS**, Bingo, Cards, Sing-a-longs, Coffee mornings, Outside entertainment.

Cinema Room

Entrance and Room for Electric Mobility Chairs, where they can be left and charged.

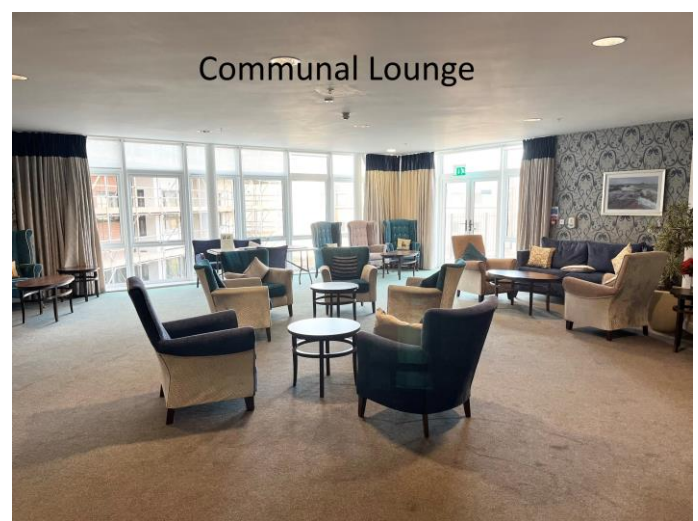
Large Garden at the rear of the property which can be reached by ground floor lift.

Parking for residents.

Holiday Flat available for visitors at request

Hairdressers

Each Floor is Colour Coded for Dementia



AGENTS NOTES

Applicants that wish to purchase must have been a resident in Torbay for the past 5 years.

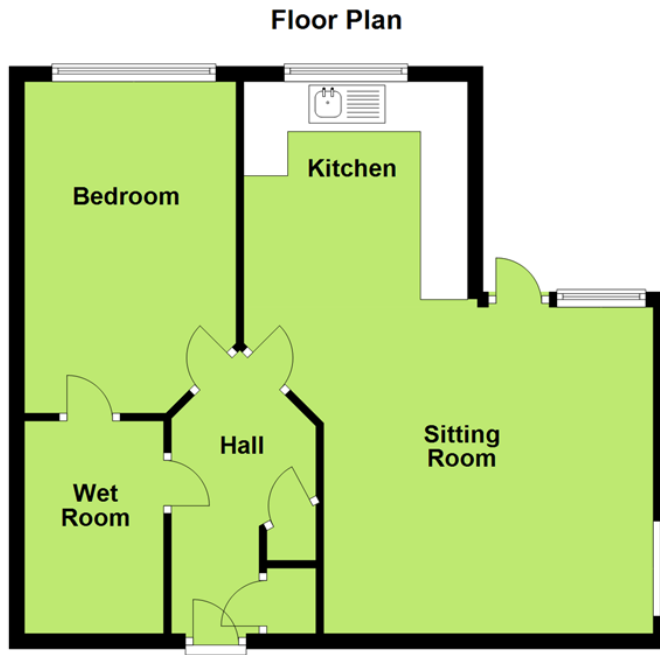
Applicants outside of the area must be able to prove that there is a strong family connection to someone who has been a resident in Devon for over the past five years.

Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B EPC Rating: B	Tenure: Leasehold
Services - Mains Electric, water and drainage, Gas central heating, underfloor heating & Double Glazing	
Broadband - Standard, Superfast & Ultrafast. Mobile Network – Indoor - EE & Three data & voice limited, O2 data & voice likely, Vodafone voice likely & data limited. Outdoor – EE, Three, O2 & Vodafone data & voice likely.	
Electric Meter Position: Downstairs (inside)	Gas Meter Position: Cupboard outside
Boiler Position: Kitchen Combination	Water:
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: approx. 54 sqm	Square foot: approx 581 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

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

This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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