



# WILLIAMS HEDGE

estate agents



Oldway Road, Preston, Paignton

Leasehold £75,000

Top floor retirement apartment | Convenient for local amenities | Communal grounds, parking, and residents lounge, resident manager | Stairs or lift to top floor | Entrance hall | Sitting room | Kitchen Double bedroom | Shower/W.C | Double glazing | Electric heating





# 42 Richmond Court, Oldway Road, Preston, Paignton TQ3 2TX

A top floor purpose built retirement apartment located in this sought-after development convenient for the amenities of town, Preston. Accessed via a communal entrance with a central open courtyard with water feature, stairs or a lift provide access to the second floor. Once inside, the apartment offers an entrance hall with large storage cupboard and access to the sitting room which enjoys an outlook over the communal gardens, from here is access into a kitchen. There is a double bedroom and a shower room/W.C. The property has double glazed windows, an electric fire in the sitting room and heated towel rail in the shower room. Richmond Court offers communal facilities which include a residents lounge for social gatherings, communal grounds and parking, an on-site manager and pull cords in the apartment for further peace of mind. The apartment is being offered for sale with no onward chain.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

## THE ACCOMMODATION COMPRISES

Communal entrance with stairs or lift to second floor, door with obscure glazed inset to

**ENTRANCE HALL** - 3.3m x 1.12m (10'10" x 3'8") Textured ceiling with pendant light point, hatch to loft space, consumer unit, storage cupboard with shelving, doors to

**SITTING ROOM** - 4.19m x 3.18m (13'9" x 10'5") Coved and textured ceiling with pendant light point, uPVC double glazed window to rear aspect with outlook over the communal grounds, fireplace with electric fire, telephone point, TV connection point, secure door entry intercom system and emergency pull cord. Door to

**KITCHEN** - 2.95m x 2.31m (9'8" x 7'7") Textured ceiling with strip light, double glazed window. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, matching eye level cabinets, built-in eye level electric oven, space and plumbing for washing machine, space for upright fridge freezer, tiled flooring, emergency pull cord.

**DOUBLE BEDROOM** - 3.2m x 3.02m (10'6" x 9'11") Coved and textured ceiling with pendant light point, uPVC double glazed window to rear aspect with outlook over the communal gardens, built-in wardrobe with shelf and hanging rail, emergency pull cord.

**SHOWER ROOM/W.C** - 2.31m x 1.98m (7'7" x 6'6") Textured ceiling with directional spotlights, obscure glazed

window, heated towel rail. Comprising shower cubicle with bi-fold door and electric shower, pedestal wash hand basin, close coupled W.C, tiled walls, tiled floor, cupboard housing the hot water tank with slatted shelf over.

## TENURE - LEASEHOLD

Length of lease - 99 years from 1985

Maintenance Charge - £193 per month approx - To include building insurance and maintenance for all communal areas including the gardens and window cleaning.

Resident manager on site

Minimum age 60 years

Existing pets will be considered

42 apartments

Age: (unverified)	Postcode: TQ3 2TX
Current Council Tax Band: B EPC Rating: D	Stamp Duty:* £0 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing: N/A
Total Floor Area: approx. 43 square meters	Square foot:

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!

61-63 Torquay Road | Paignton | TQ3 3DT tel: 01803 554322  
email: [info@williamshedge.co.uk](mailto:info@williamshedge.co.uk) [www.williamshedge.co.uk](http://www.williamshedge.co.uk)

