



Fisher Street, Paignton

Leasehold £128,000



WILLIAMS HEDGE
ESTATE AGENTS



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FLAT 30, CYPRESS COURT, 47 FISHER STREET, PAIGNTON, DEVON TQ4 5DU

Second floor retirement apartment | Well appointed accommodation | Stairs or lift to second floor
Spacious reception hall | Sitting/dining room | Large balcony | Fitted kitchen | Double bedroom
Shower room/WC | Double glazing | Electric heating | Communal residents facilities to include
lounge, laundry, guest suite, refuse store and communal parking

A superbly appointed retirement apartment conveniently situated for the amenities of the town centre, Goodrington seafront and the main number 12 bus route linking Torbay and Newton Abbot. Immaculately presented having recently been completely redecorated and recarpeted throughout.

Cypress Court is a quality retirement development built circa 2008 designed for comfortable retirement living and with excellent communal facilities including a residents lounge with kitchenette, communal gardens, guest suite, communal laundry room, refuse store and communal parking. The apartment is located on the second floor which is accessed either by stairs or lift and once inside, a spacious reception with two storage cupboards leads to the accommodation which comprises a light, bright sitting/dining room with full height corner windows and UPVC door opening onto a good sized decked balcony at the front of the building. From the sitting room, double doors open into a fitted kitchen with integrated fridge & freezer. There is a large double bedroom with fitted double wardrobe and a spacious shower room/WC. An internal inspection is highly recommended in order to appreciate this well presented property and the convenient and accessible location.

The Accommodation Comprises

Communal entrance with stairs and lift to second floor, door to

RECEPTION HALL - 4.78m x 2.08m (15'8" x 6'10" max)

Coved ceiling with pendant light point, smoke detector, secure door entry intercom system, emergency pull cord, storage cupboard with light point and housing the electric meter and consumer unit, cupboard with hot water tank, slatted shelving and light point, doors to



SITTING/DINING ROOM - 6.2m x 3.15m (20'4" x 10'4" max) Coved ceiling with pendant light points, fireplace with electric fire, TV connection point, telephone point, wall mounted electric heater, UPVC double glazed windows to front and side, double doors to kitchen and double glazed door opening onto



TIMBER DECKED BALCONY Large balcony with glazed balustrade and enjoying an open outlook.



KITCHEN - 2.54m x 2.13m (8'4" x 7'0") maximum dimensions. Coved ceiling with light point, UPVC double glazed tilt and turn window to front aspect. Fitted kitchen comprising a range of base and drawer units with new work surfaces over, inset sink and drainer with mixer tap over, inset new ceramic electric hob with new extractor over, new tiled splashback and tiled surround, courtesy downlighting, matching eye level cabinets, new built-in electric oven, integral fridge, integral freezer.



TENURE - LEASEHOLD

All Residents must be 60 years old and over.
Length of lease is 125 years from 2008.

MAINTENANCE FEE is £3,020.84 per annum to include building insurance, general maintenance, window cleaning, water rates and gardening.

GROUND RENT is approximately £425.00 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.

DOUBLE BEDROOM - 6.32m x 2.67m (20'9" x 8'9" max)
Coved ceiling with pendant light point, UPVC double glazed tilt and turn window to front aspect, wall mounted electric heater, TV connection point, telephone point, built-in double wardrobe with mirror fronted bifold doors.



Age: 2008 (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C	Tenure: Leasehold
EPC Rating: B	
Services – Mains electricity, water and sewage. Electric heating.	
Electric Meter Position:	Gas Meter Position: N/A
Boiler Position: N/A	Water: Included
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: approx. 46 sqm	Square foot: approx. 495 sqft

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

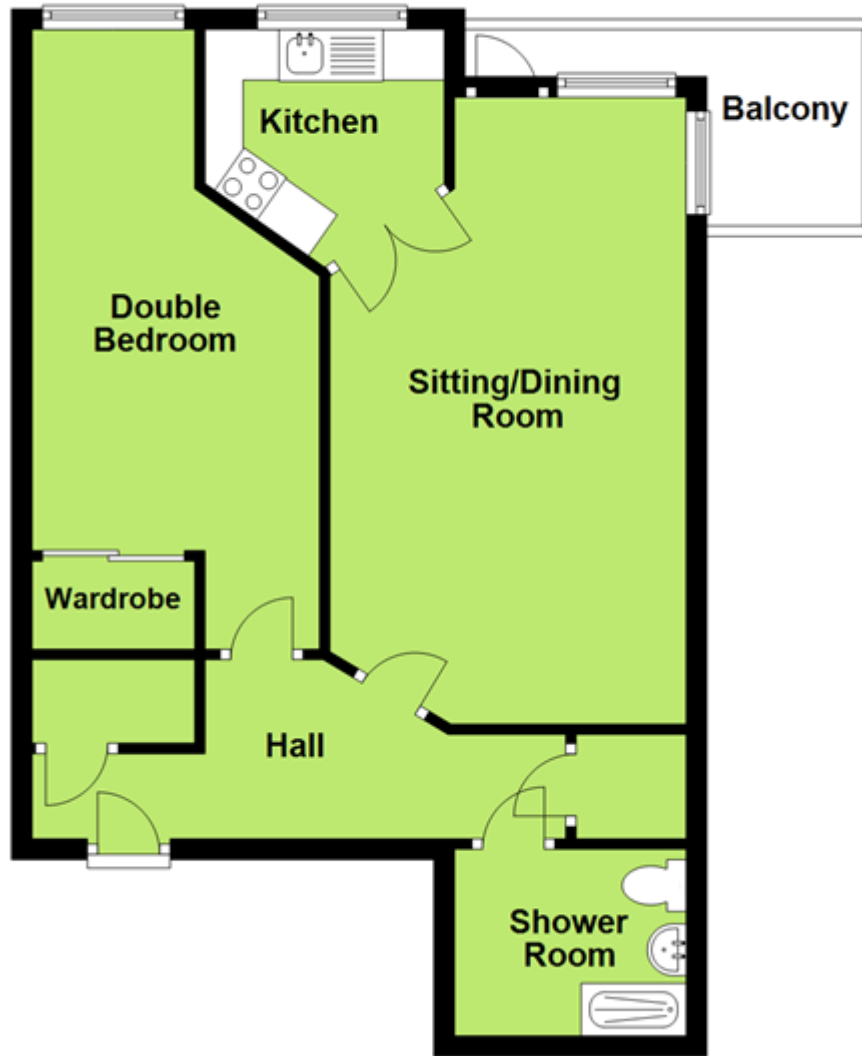
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

SHOWER ROOM/WC - 2.13m x 1.7m (7'0" x 5'7") Light point, extractor fan, coved ceiling. Comprising large walk-in shower with sliding glass door, vanity unit with inset wash hand basin, close coupled WC, tiled walls, heated towel rail, strip light and shaver socket, wall mounted electric fan heater.



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

Floor Plan



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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