



**Connells**

New Esplanade Court Esplanade Road  
Paignton



## Property Description

This exceptional one-bedroom ground floor apartment presents an enticing opportunity for those seeking a comfortable and convenient lifestyle in the heart of Paignton. Boasting its own private courtyard garden, the apartment offers a serene outdoor retreat, perfect for enjoying al fresco dining or simply unwinding amidst nature's tranquillity.

Upon entering, guests are welcomed into a bright and airy open-plan layout, seamlessly integrating the lounge, diner, and kitchen areas. The contemporary design and abundance of natural light create a warm and inviting atmosphere, ideal for both relaxing evenings and entertaining guests.

The apartment features a well-appointed bathroom and a spacious double bedroom, providing comfort and privacy for its occupants, every aspect of the living space is thoughtfully designed to cater to the needs of modern living.

Residents of this desirable complex also benefit from access to outdoor pool facilities, perfect for cooling off on hot summer days and enjoying leisurely swims. Additionally, the apartment's proximity to Paignton beachfront offers endless opportunities for seaside adventures.

## Acommodation

Courtyard garden leading upto uPVC double glazed door

## Lounge/kitchen/diner

15' 5" max x 13' 7" max ( 4.70m max x 4.14m max )

Lounge and Diner Side aspect uPVC double glazed patio doors leading out onto private courtyard garden. Electric powered wet central heating.

Kitchen comprising of matching wall, base and draw units. Rolled edge work surfaces, Integral fridge freezer, single drainer sink unit with mixer tap over, Four ring electric hob, integral washing machine. Part tiled walls.

## Hallway

Entrance door into communal hall.

## Bathroom

Side aspect uPVC double glazed obscure window, Suite comprising of Shower cubicle with double headed shower and jets, Corner w.c, Pedestal wash hand basin and fully tiled walls. Electric powered wet central heating.

## Bedroom

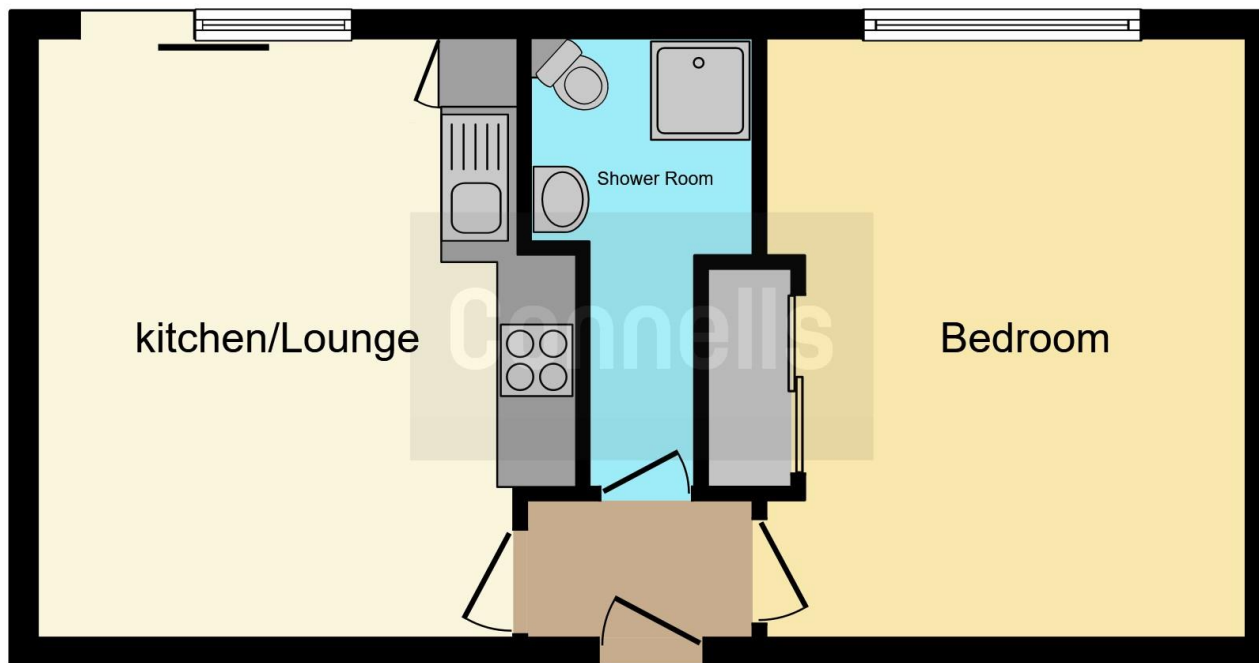
15' 3" max x 12' 4" max ( 4.65m max x 3.76m max )

Side aspect uPVC double glazed window overlooking courtyard garden, Power points, built in wardrobes. Electric powered wet central heating.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN310931](https://www.connells.co.uk/Property/PGN310931)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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