



St Marys Court Berry Drive  
Paignton





## Property Description

This Most Spacious Top Floor Flat is located at the top of a substantial and interesting period building situated above Paignton town centre and just behind the Monastery.

Amongst the features of this unexpectedly spacious home are good size lounge with delightful outlook and sea peeps, modern Kitchen/Breakfast Room and Bathroom, Double Bedroom and clean decor.

This flat, although situated on the Top Floor, it is certainly well worth the effort for an internal inspection.

This is truly a great first time buy or for investment.

\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\*

## Accommodation

Communal entrance hall leads to the front door which leads into

## Entrance Hallway

Storage cupboard, laminate flooring and doors leading to principal rooms.

## Lounge

14' 5" max x 12' 4" max ( 4.39m max x 3.76m max )

uPVC double glazed sash window to the front aspect, double radiator, tv point, power points and laminate flooring.

## Kitchen

12' 8" max x 10' 1" max ( 3.86m max x 3.07m max )

uPVC double glazed sash window to the front aspect, matching wall, base and drawer units, rolled edge worksurfaces, space for oven, plumbing for washing machine, stainless steel sink unit with mixer tap over and part tiled walls.

## Bathroom

White panel enclosed bath with wall mounted electric shower and mixer tap over, low level wc, high gloss vanity unit with mixer tap over, part tiled walls and extractor.

## Bedroom

17' 9" max x 9' 9" max ( 5.41m max x 2.97m max )

uPVC double glazed sash window to the front aspect, power points and laminate flooring.

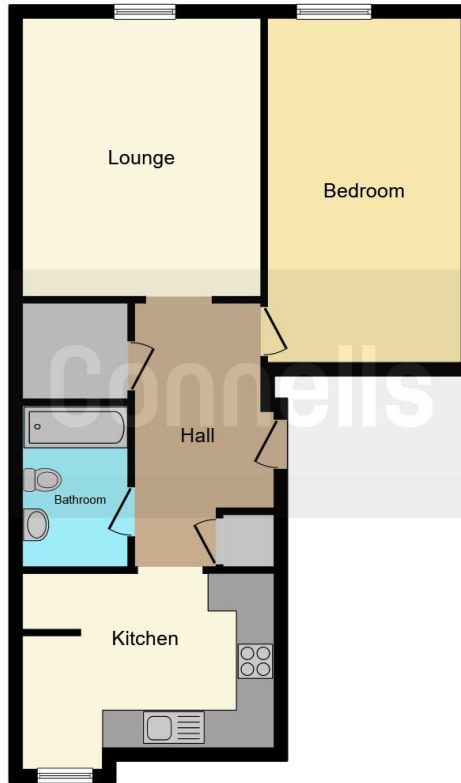












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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: PGN311822 - 0003