



Connells

2 Albany Court Polsham Park
PAIGNTON

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for sale guide price
£120,000



Property Description

Connells are delighted to present this charming one-bedroom retirement apartment, ideally situated with picturesque views overlooking the duck pond in Victoria Park. Offering a peaceful and convenient setting, this well-maintained property provides comfortable living within easy reach of local amenities and transport links.

Upon entering, you are welcomed into a bright and spacious lounge and dining room, benefiting from a double aspect that fills the space with natural light. The room offers beautiful views over Victoria Park and the duck pond, creating a tranquil and scenic atmosphere. Single-glazed door lead into a well-equipped fitted kitchen, designed for practicality and ease of use.

The apartment also features a generously sized double bedroom, providing a cozy and relaxing retreat. A modern shower room completes the layout, offering convenience and accessibility.

Having been cherished by the current owner for many years, this home has been lovingly maintained and is reluctantly being brought to the market. Its desirable location ensures easy access to essential amenities, including shops, doctors surgeries, and excellent transport connections, making it an ideal choice for those seeking a retirement property in a prime location.

This wonderful apartment offers a rare opportunity to enjoy a peaceful lifestyle with scenic surroundings while remaining close to everyday necessities. Viewings are highly recommended for this property.

Accommodation

Storm porch with entrance door leads through into

Communal Entrance

Communal hall leading to communal lounge area and hallway to ground floor flat.

Entrance Hallway

Built in cupboard with hanging and wall mounted circuit board. control panel for Careline and door entry. Doors to principle rooms.

Lounge/ Diner

uPVC double glazed window and door to the rear and side over looking the rear communal garden and views of Victoria Park and duck pond. Picture rail. TV point. Telephone point. Two electric storage heaters. Obscure glass door leading to the kitchen.

Kitchen

UPVC double glazed window, Range of matching wall and base units. Electric eye level oven and four ring electric ceramic hob with extractor fan. Stainless steel single bowl drainer with mixer tap. fridge and freezer. Obscured glass doors giving borrowed light through from the lounge.

Bathroom

Suite comprising of corner shower cubicle with wall mounted power shower. Vanity wash basin unit, WC, Fully tiled walls and extractor, airing cupboard housing the electric hot water boiler and storage shelving.

Bedroom

Side aspect uPVC double glazed window, Storage heater, coving and power points

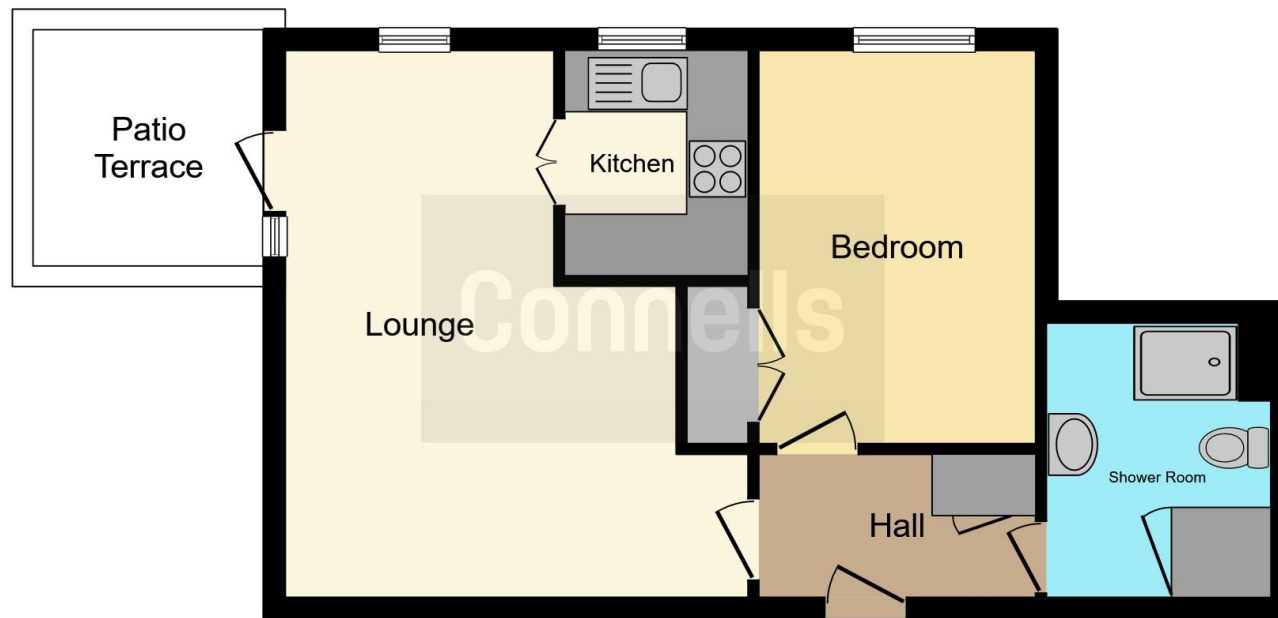
Outside

Residents parking, communal gardens comprising lawned area with flower beds, mature trees and shrubs. Own small patio area for plants overlooking Victoria Park.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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51 Hyde Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/PGN312473

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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