

Apartment , Ormond Lodge, Cleveland Road, Roundham, Paignton, TQ4 6EN



Rarely available, a spacious, well presented, three bedroom **GROUND FLOOR APARTMENT WITH PRIVATE GARDEN TO REAR** enjoying some **sea and coastal views** from the front elevation. This super, spacious apartment forms part of the well maintained Ormond Lodge, one of ten apartments within easy reach of Paignton's pretty harbour, seafront and town center with its array of shops, cafe's and main railway station. The picturesque coastal footpath is also a short stroll away, ideal for enjoying and exploring the beautiful coastline of Torbay.

The apartment enjoys a large lounge/dining room with French doors opening to its own garden, fitted kitchen and three double bedrooms, the principal bedroom benefits from an en suite bathroom/w.c. There is also a further shower room/w.c. As mentioned, there is a good size rear garden enjoying a sunny aspect.

To the front of the apartments there are allocated parking spaces and additional visitor parking. Internal viewing highly recommended.

£295,000 Leasehold

ENTRANCE FOYER.

Communal entrance with intercom system.

Private doorway opens to:

SPACIOUS ENTRANCE HALLWAY.

A large and spacious entrance hall with cloaks/storage cupboard and doors to principle rooms. Radiator.

LOUNGE/DINING ROOM. 21' 3" x 15' 0" reducing (6.47m x 4.57m)

A generous size lounge/dining room which enjoys an outlook over this apartments own south westerly facing sunny garden. There are French doors with matching windows to side opening on to a patio terrace and the garden. Fitted fire surround with inset log effect electric fire. Two radiators.

KITCHEN. 11' 1" x 7' 8" (3.38m x 2.34m)

Range of oak effect wall and base cupboards with contrasting working surfaces and inset acrylic one and a quarter bowl sink and drainer. Fitted high level double oven/grill with electric hob to side. Tiled surrounds. Space/plumbing for washing machine, further spaces for fridge and white goods. Cupboard housing Worcester boiler. Double glazed window and door overlooking the rear garden.

BEDROOM 1. 20' 5" x 12' 7" (6.22m x 3.83m)

A large principal bedroom which has triple, double glazed windows to front enjoying some sea and coastal views. Two radiators and wide, tall wardrobe units to one wall included in the sale. Door to:

EN SUITE BATHROOM/W.C. Comprising panelled bath with mixer tap and shower attachment. Low level W.C. and vanity unit with inset washbasin. Fitted mirror and shaver point. Tiled surrounds. Heated towel rail.

BEDROOM 2. 12' 2" x 8' 4" (3.71m x 2.54m)

Double glazed window to front again with some sea and coastal views. Radiator. Wardrobe unit.

BEDROOM 3. 11' 1" x 8' 4" (3.38m x 2.54m)

Two double glazed windows to rear, overlooking the rear garden. Radiator.

SHOWER ROOM/W.C. Comprising large double size shower with glass sliding entry door, fitted independent electric Mira shower. Pedestal wash basin and close coupled W.C. Fitted mirror and shaver point. Extractor fan. Heated towel rail. Linen cupboard with radiator.

OUTSIDE.

FRONT. Parking area with numbered spaces. Additional visitors parking spaces.

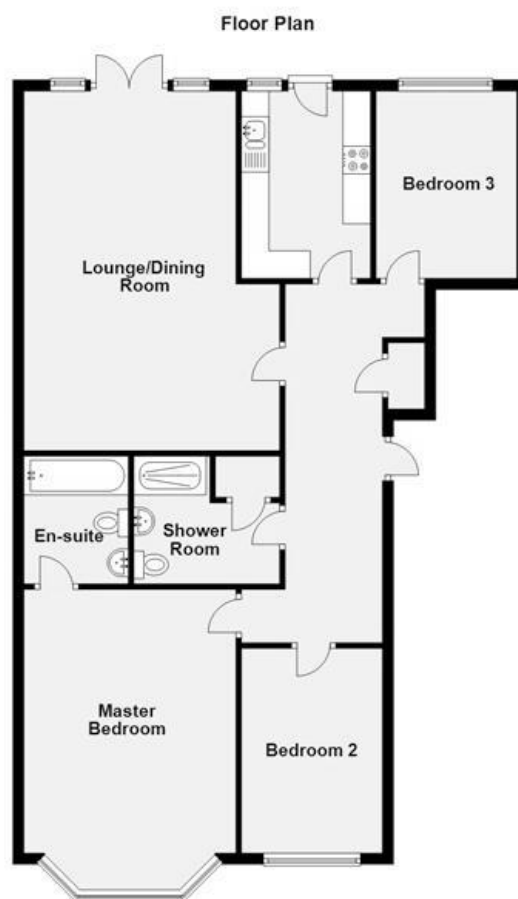
PRIVATE GARDEN. Apartment 7 benefits from its own private garden to the rear which enjoys a sunny south westerly aspect. A patio terrace adjacent to the apartment is a perfect spot to sit and enjoy the garden and sunshine. A lawn with well stocked borders surrounds. At the top of the garden is a part landscaped area with inset shrubs and pond feature. Garden shed. Water tap.

STORAGE SPACE. A shared storage space is accessible at the side of the building.

MAINTENANCE CHARGE. We are advised the current charge is circa £1,757 per annum. This includes buildings insurance and general maintenance. Ground Rent is £25 per annum. Management Company - Carrick Johnson management services Ltd.

LEASE DETAILS & INFO. Original 199 year lease from May 1990. Share of Freehold (1/10th)
No holiday letting. Shorthold letting permitted.

ENERGY RATING: C COUNCIL TAX BAND: D



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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