

# PHOTOGRAPH OF NEW ESPLANADE COURT APARTMENTS



37 NEW ESPLANADE COURT, ESPLANADE ROAD,  
PAIGNTON, TQ4 6BG

Pincombe's  
estate agents





**A FIRST FLOOR APARTMENT SITUATED A SHORT WALK TO THE BEACH, WITH PARKING, COMMUNAL GARDENS & HEATED SWIMMING POOL**

We are delighted to offer for sale this first floor apartment situated just a 5-minute stroll from Paignton Esplanade and the beach, with Paignton town centre offering a good range of shops, restaurants, and leisure facilities also within walking distance. For travelling and commuting, there is a bus station in Paignton along with a Railway Station running frequent services to Exeter, London Paddington, and Manchester.

Tucked away within a gated complex of similar properties, the Apartment is well presented and comes to market with the benefit of no onward chain. The accommodation comprises: Hallway, Living Room, fitted Kitchen, double Bedroom and Shower room. Outside, there are communal gardens featuring a heated swimming pool for the sole use of the residents, and there is also secure allocated Parking for the Apartment.



**The Accommodation Comprises:**

**GROUND FLOOR** External staircase rising to:

**FIRST FLOOR** enjoying views across to the Beach.  
UPVC double glazed doors into:

**COMMUNAL HALLWAY** Wooden door into:

**APARTMENT 37**

**HALLWAY** Front door entry system. Telephone point. Spotlights. Built-in cupboard housing the meters and fuse box.

**LIVING ROOM** 14'9" x 11'6" (4.5m x 3.51m)  
Double glazed window with a pleasant outlook over the communal gardens. Coved ceiling. Dado rail. T.V. aerial point. 2 x Wall mounted electric heaters.

**KITCHEN** 10'9" x 5'5" (3.28m x 1.65m) max  
Worksurfaces to 2 sides with an inset sink, drainer unit and range of modern storage units beneath. Matching range of eye-level units. Built in wine rack. Tiled splashbacks. Built in fridge/freezer. Fitted electric oven and ceramic hob with extractor hood over. Fitted washing machine and fridge. Spotlights. Coved ceiling. UPVC double glazed window overlooking the communal gardens.

**BEDROOM** 14'9" x 11'7" (4.5m x 3.53m) max  
UPVC double glazed window with a pleasant outlook over the communal gardens. Wall mounted electric heater. TV aerial point.





**SHOWER ROOM** Walk-in fully tiled cubicle with Mira shower and glazed doors. Pedestal wash basin with fitted mirror and light with shaver point over. Low level W.C. Heated towel rail. Built-in cupboard housing the hot water cylinder and shelving. Tiled floor with under floor heating. Window overlooking the gardens.

**OUTSIDE** The properties surround the communal gardens which comprise of a level lawn with central circular patio, palm tree and shrubs. A pathway and gate lead through to the **HEATED SWIMMING POOL** for the sole use of the residents. There is also the benefit of secure **ALLOCATED PARKING** to the rear of the building.

#### **ADDITIONAL INFORMATION**

**COUNCIL TAX** – Band A

**TENURE** – Leasehold

**TERM OF LEASE** – 125 years from Dec 1999

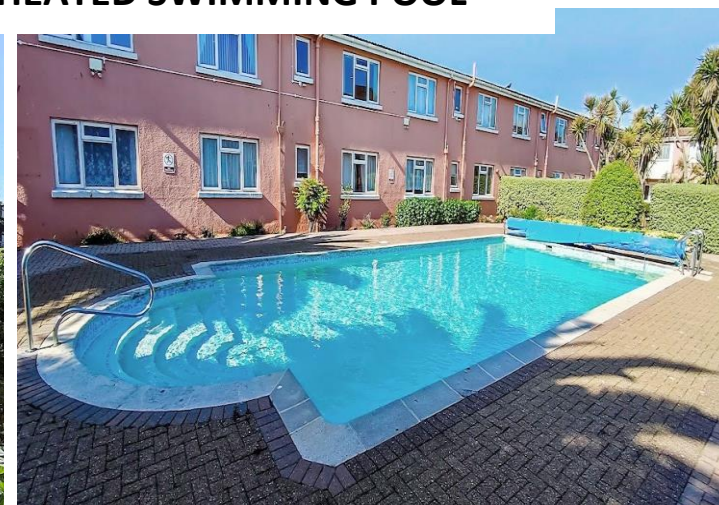
**MAINTENANCE** – £1500 per annum (paid 6 monthly) inc. Building insurance, Maintenance and Water

**GROUND RENT** - £100.00 per annum

**HOLIDAY LETS ALLOWED** – Yes



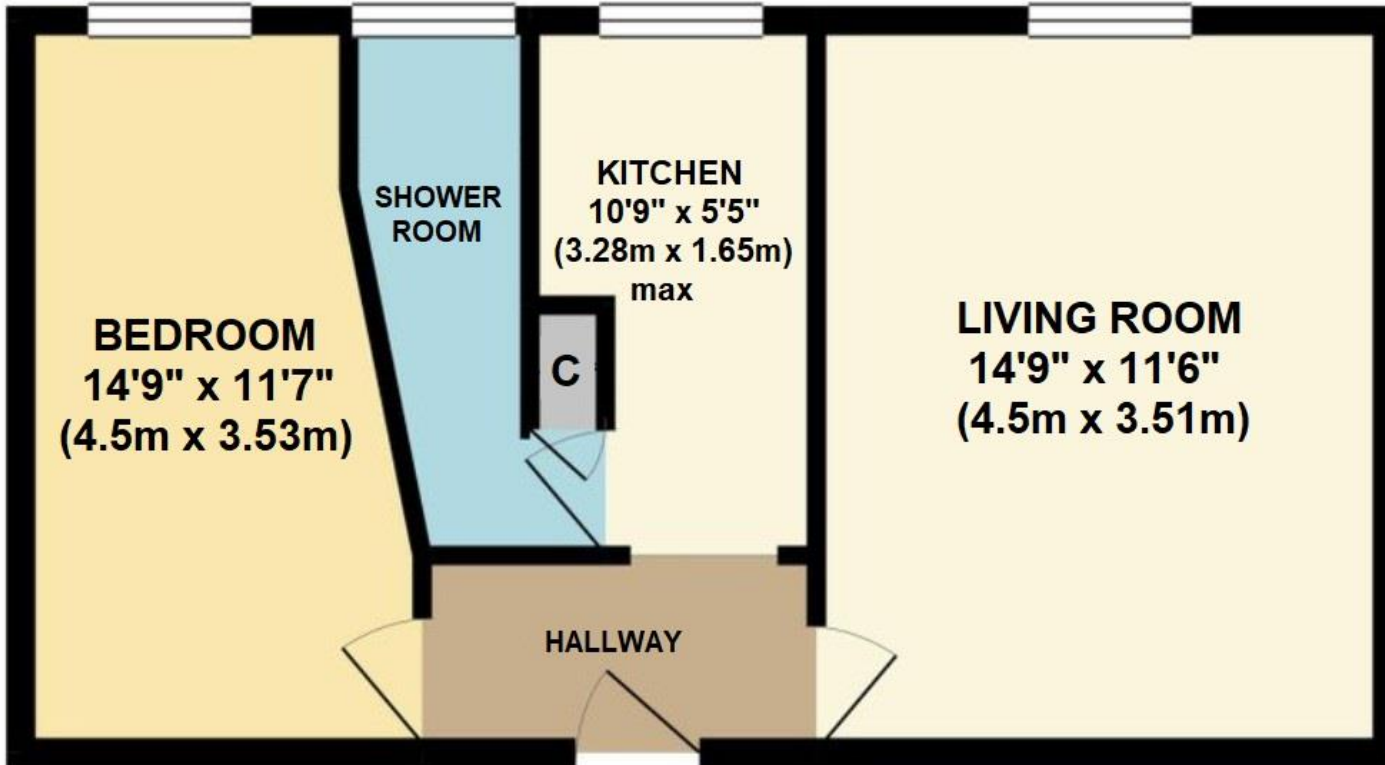
**COMMUNAL GARDENS & HEATED SWIMMING POOL**






**FLAT 37 NEW ESPLANADE COURT, ELSPLANADE ROAD, PAIGNTON, TQ4 6BG**

**FIRST FLOOR**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**TOTAL FLOOR AREA: 430.556 sq. ft (40 sq.m)**

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.