







Taylors
sales & lettings

Offers Over £260,000

Courtland Road,
Paignton, TQ3 2AB

A well presented two bedroom apartment located within the highly regards retirement complex of Fleur De Lis, Paignton. The property comprises of a welcoming inner hallway, a spacious lounge/diner, a modern kitchen, two double bedrooms, a contemporary shower room, a private balcony overlooking the communal gardens, and communal facilities including a communal lounge, guest suite for visitors (charges apply), and communal parking available by annual permit. The complex is perfectly situated within a short and level walk of Paignton town, bus and train links, an array of shops, cafes and restaurants, Victoria park and Paignton beach. The apartment is being offered with no onward chain!





ENTRANCE HALL A solid oak fire rated entrance door opens into a welcoming entrance hall, providing access to all principal accommodation. The hallway features a useful utility cupboard housing a washer/dryer, together with ceiling lighting. Boiler.

KITCHEN A stylish, contemporary fitted kitchen comprising a comprehensive range of wall, base and drawer units with quality quartz work surfaces over. Integrated appliances include an inset sink, eye level electric oven and grill, induction hob with extractor hood above, fridge/freezer and dishwasher. A uPVC double glazed window provides natural light.

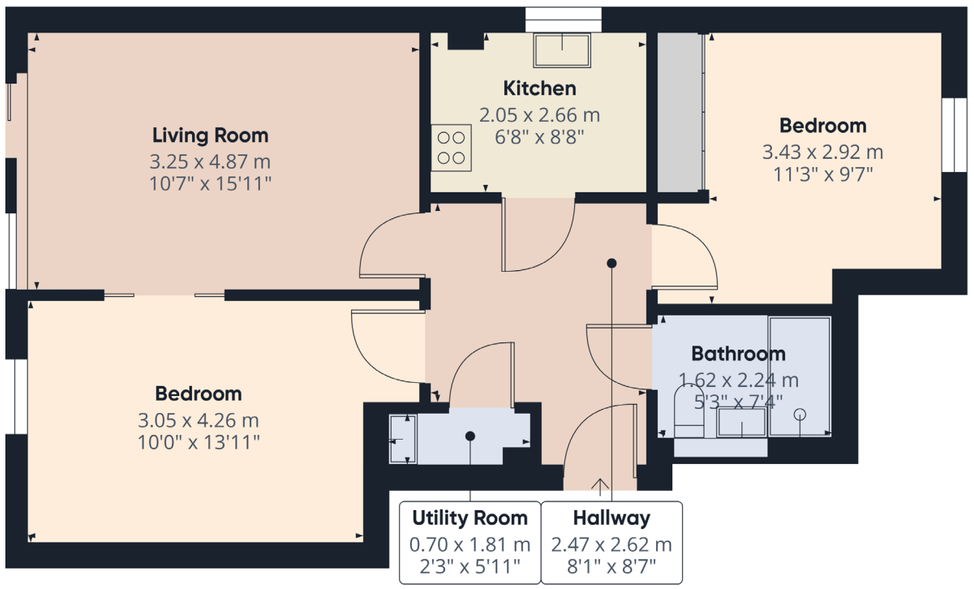
LOUNGE/DINING ROOM A bright and spacious lounge/dining room offering ample space for both living and dining furniture. Benefiting from TV and internet points, a gas central heating radiator, and uPVC double glazed patio doors opening onto a private balcony overlooking the beautifully maintained communal gardens.

BEDROOM ONE A generously proportioned principal bedroom situated to the front of the development, featuring built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned double bedroom enjoying attractive views over the beautifully maintained communal gardens. Complete with a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A contemporary shower room fitted with a spacious walk in shower, vanity wash hand basin with storage beneath, large bathroom cabinet with mirrored doors and a low level WC. Complemented by attractive tiled walls and flooring, a heated towel rail and extractor fan.

COMMUNAL FACILITIES Residents enjoy access to a beautifully appointed communal lounge, providing an ideal space for socialising and organised activities. A guest suite is available to hire for visiting family and friends (subject to charges). The development also benefits from communal parking available by annual permit and beautifully maintained communal gardens.



Address ‘Courtland Road, Paignton, TQ3 2AB’

Tenure ‘Leasehold’

Council Tax Band ‘D’

EPC Rating ‘TBC’

Taylors Estate Agents
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