



A Beautifully Presented One-Bedroom Second Floor Maisonette Set Within The Desirable Clarendon Court, Ideally Positioned Between Preston And Paignton With Level Access To Local Shops, Amenities And The Seafront. Enjoying Bright And Airy Accommodation, Modern Fittings Throughout And Elevated Sea Views Towards Berry Head. Benefitting From An Allocated Parking Space. Perfect For First-Time Buyers, Investment, Or A Coastal Lock-Up-And-Leave.

Flat 4 Clarendon Court | Paignton | TQ3 2AT





PROPERTY TYPE

Apartment



SIZE

323 sq ft



LOCATION

Town



AGE

1980's



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Radiators



PARKING

Off Road Parking, Allocated
Parking



OUTSIDE SPACE

None



EPC RATING

E - 41



COUNCIL TAX BAND

A



in a nutshell...

- One-Bedroom Second Floor Maisonette in Desirable Preston
- Bright Lounge With Sea Views Towards Berry Head
- Modern Fitted Kitchen With Induction Hob and Space for Appliances
- Contemporary Bathroom With Three-Piece Suite and LED Mirror
- Double Bedroom With Front Aspect
- Allocated Parking Space to the Front
- 1/5th Share of the Freehold With 199-Year Lease From 1989





the details...

Located in the sought-after area of Preston, this one-bedroom maisonette forms part of Clarendon Court, a charming converted detached residence divided into just five apartments. Positioned on the second floor, the property offers light-filled living spaces, tasteful décor and lovely outlooks over the surrounding area and across to Berry Head.

A communal reception hallway leads to the entrance of the maisonette. Inside, the accommodation begins with an inner hall and stairs rising to the main living areas. The open-plan lounge enjoys a uPVC double glazed window framing sea views. This inviting room also benefits from eaves storage.

The modern fitted kitchen offers matching wall and base units, induction hob with extractor, space for appliances and a window providing an elevated outlook. With an undermount sink and mixer tap, work surfaces and matching splashbacks.

The double bedroom sits to the front of the building and includes an electric radiator and coved ceiling. The bathroom features a contemporary three-piece white suite with a panelled bath, WC and wash basin unit with work surfaces and mixer tap, tiled walls and LED illuminated mirror.

Externally, the property benefits from one allocated parking space located at the front of the building. Clarendon Court offers a well-run management structure, with residents enjoying a 1/5th share of the freehold.

Viewing is highly recommended.



AGENTS NOTES – Subject to Legal Verification

TENURE: Leasehold - 199 years from 1.1.1989

FREEHOLDER: The title comes with a 1/5th share of the Freehold Management: Clarendon Court Management Company: £50pcm (£600 PA): Includes building insurance, building repair/maintenance, communal areas, parking.
Ground Rent £25 PA.
No Pets or Holiday Lets.

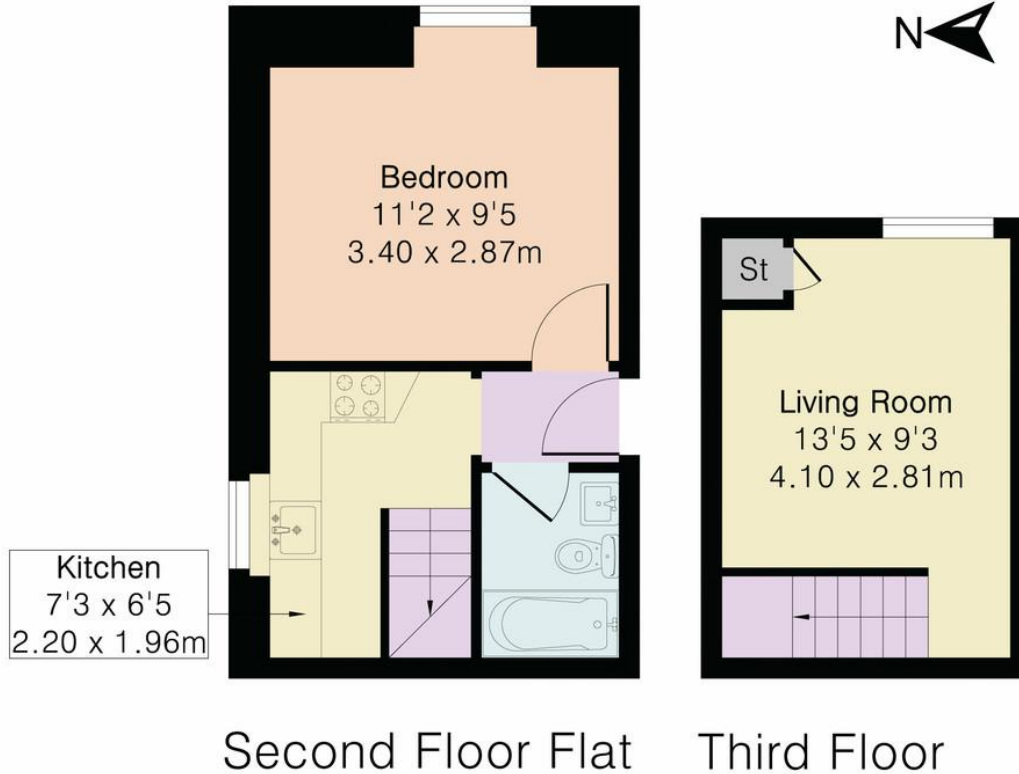


the floorplan...

Approximate Gross Internal Area 335 sq ft - 32 sq m

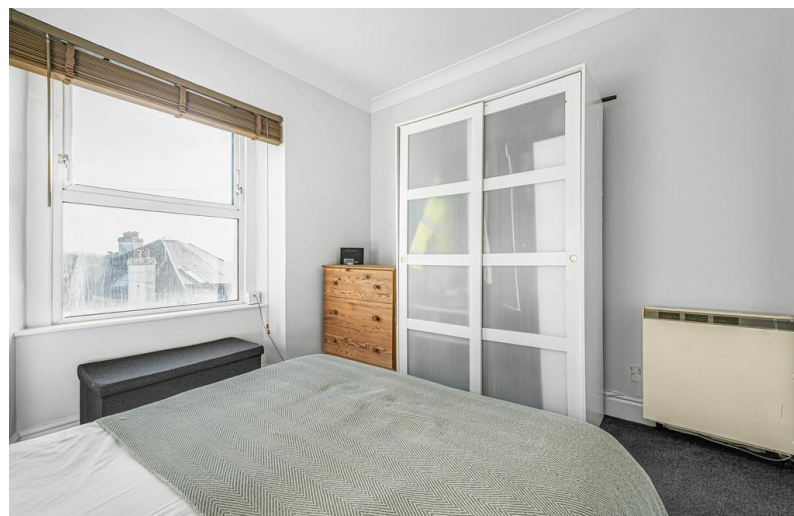
Second Floor Flat Area 211 sq ft – 20 sq m

Third Floor Area 124 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Travel

Christ Church, Torquay Road
0.07 mi • Bus stop or station

Oldway Mansion, Torquay Road
0.17 mi • Bus stop or station

Paignton Rail Station
0.43 mi • Train station

Schools

Oldway Primary School
0.18mi •

Curledge Street Academy
0.61mi •

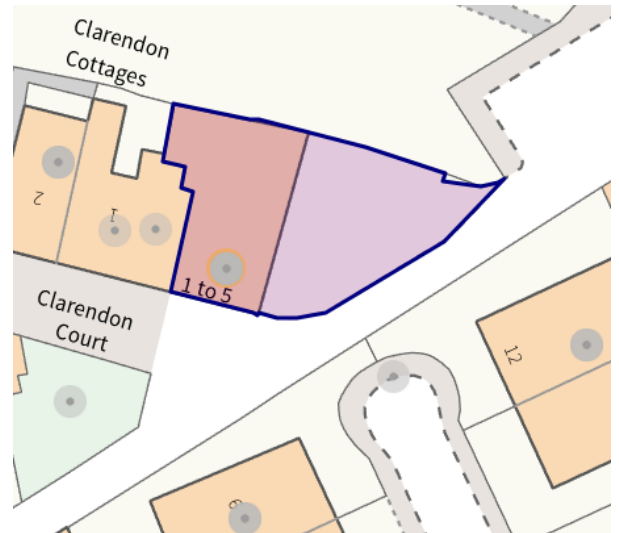
Paignton Academy
1.20mi •

South Devon College
2.09mi •

Torquay Boys' Grammar School
2.45mi •

Please check Google maps for exact distances and travel times.

Property postcode: TQ3 2AT



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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