



Polsham Park | Paignton | TQ3 2BB

Asking Price Of £90,000

A spacious one bedroom retirement flat, situated just off behind Victoria park and close to town centre and seafront. The property is in good order and should be viewed to be appreciated. The accommodation comprises:-

- PURPOSE-BUILT RETIREMENT APARTMENT
- CLOSE TO TOWN CENTRE AND SEAFRONT
- SECOND FLOOR
- ELECTRIC HEATING AND UPVC DOUBLE GLAZED
- COMMUNAL FACILITIES

Entrance door to:-

HALL Coved ceiling, spacious airing cupboard with hot water tank.

LOUNGE/DINING AREA - 5.66m x 3.4m (18'7" x 11'2" reducing to 7'2") Coved ceiling, fitted electric fire and hearth, electric heater, uPVC double glazed window, meters cupboard. This room enjoys a pleasant open outlook.

KITCHEN - 2.69m x 2.21m (8'10" x 7'3") Range of wall base and drawer units comprising work surface with inset stainless sink unit, cupboards and drawers under. Fridge, inset electric hob with cooker hood over, freezer, integrated oven, uPVC double glazed window.

BEDROOM - 4.75m x 2.77m (15'7" max x 9'1") Coved ceiling, electric heater, uPVC double glazed window, fitted wardrobes with mirror fronted doors.



SHOWER ROOM White suite comprising shower cubicle with shower unit, wash hand basin set in vanity unit with cupboards under, close coupled WC, tiled walls, extractor fan, heated towel rail.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: 125 years from 1/6/2004. Ground rent: £1 per annum. Monthly maintenance: £2,141.65 per 6 months.

Address 'Polsham Park, Paignton, TQ3 2BB'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '78 | C'

### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.