

Bosuns Point Alta Vista Road, Paignton, TQ4 6BH

Eric Lloyd & Co.

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£285,000 Leasehold

Offered for sale with **NO ONWARD CHAIN,** this attractive **FIRST FLOOR TWO BEDROOM APPARTMENT** is situated within the highly regarded Bosuns Point development, in the sought-after Roundham area of Paignton. Enjoying a lovely outlook over the nearby Youngs Park, the property benefits from a spacious balcony, well-proportioned accommodation and allocated parking, making it an ideal purchase for those seeking a permanent home or coastal retreat.

Bosuns Point is a particularly well-maintained development, with beautifully kept communal grounds, allocated parking for each apartment and additional communal visitor parking. This property is one of five apartments within its individual block and can be accessed via communal stairs from the lower level or from the private parking area to the rear.

Upon entering, you are welcomed by a spacious entrance hall, providing an excellent first impression and useful storage options. There is a built-in cupboard, together with a further particularly generous storage cupboard. An entrance phone and buzzer system provide added convenience and security.

The principal bedroom is a good-sized room, complete with built-in wardrobes and its own en-suite shower room, fitted with a shower cubicle, WC and wash basin, with half-tiled walls. Bedroom two enjoys a pleasant outlook over Youngs Park and offers flexibility for guests, home working or additional accommodation. The main bathroom is fitted with a bath and shower over, a folding shower screen, heated towel rail and window.

The hub of the home is the bright and spacious lounge/dining room, a double-aspect reception space that enjoys attractive views across the park. This versatile room provides ample space for both lounge and dining furniture, while doors open onto the generous balcony, undoubtedly a standout feature of the property. Offering an elevated outlook over the surrounding greenery, the balcony provides an ideal spot to relax, enjoy the views and make the most of the coastal setting.

An archway leads from the lounge/dining room into the kitchen, which is fitted with light wood-effect units, granite worktops and a white ceramic sink. The cooker is included in the sale, with a cooker hood above, alongside an integrated fridge freezer and dishwasher. There is also space for a washing machine along with a wall-mounted gas boiler.

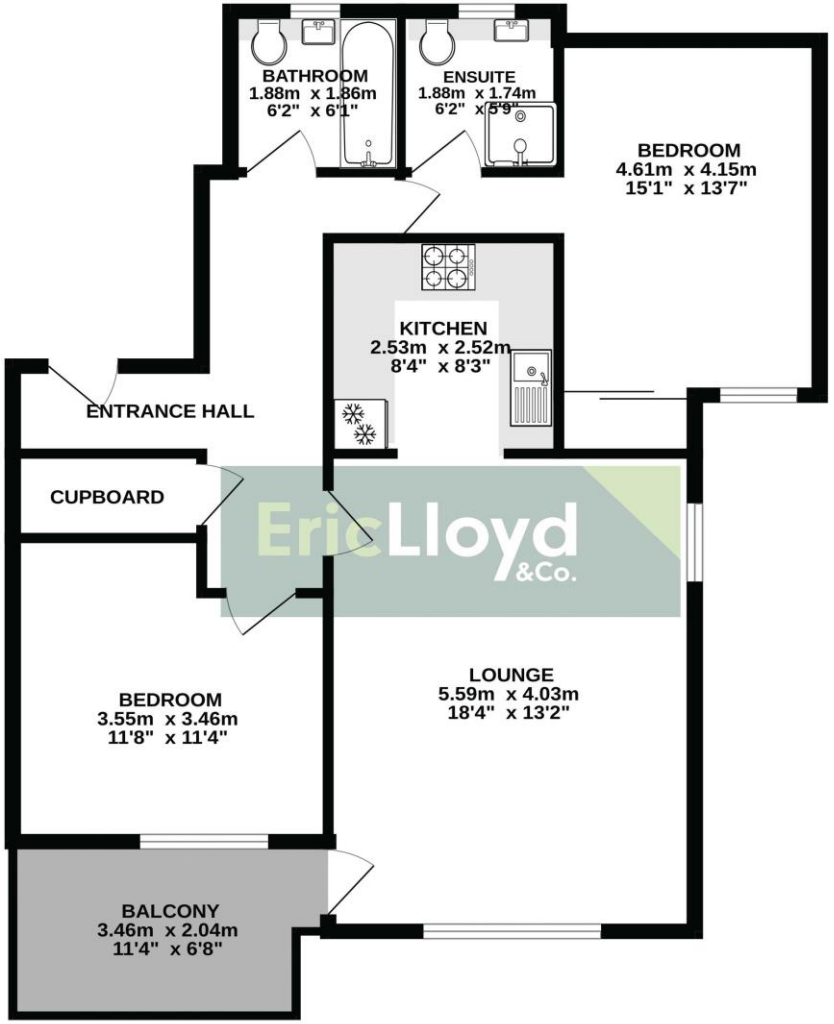
The location is another major attraction, with the beautiful Goodrington Beach and Youngs Park both within easy walking distance. Paignton town centre is less than a mile away, providing a range of shops, amenities and transport links.

An excellent opportunity to acquire a well-located apartment with a balcony, park views and no onward chain.

LEASE DETAILS

The property is held on a 199 year lease issued in 2002
Our vendor informs us the maintenance Charge is currently £2,750 (Jan-Dec 2026) per annum to include buildings insurance, communal area cleaning and maintenance and gardening.
There is an expected 4% increase for 2027.
No ground rent.
Management Company- CJMS (Torquay)
No holiday letting permitted but short hold tenancy letting is permitted. Pets are permitted.

ENTRANCE FLOOR
73.4 sq.m. (790 sq.ft.) approx.

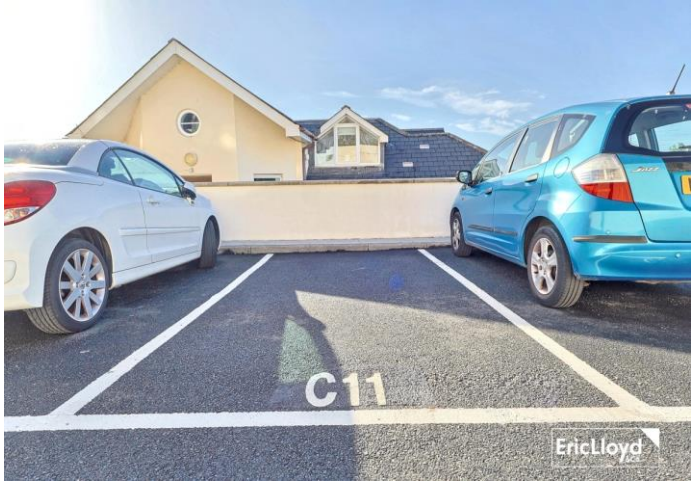


TOTAL FLOOR AREA : 73.4 sq.m. (790 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: C COUNCIL TAX BAND: D

AGENTS NOTES: The property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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