



Asking Price Of £325,000

Cliff Park Court, Cliff
Park Avenue,
Paignton, TQ4 6LW

A wonderfully spacious two bedroom apartment located in the highly sought after and prestigious complex of Cliff Court in Goodrington, Paignton. The property comprises of a welcoming inner hallway, a large living room with breathtaking sea views, a fitted kitchen, two double bedrooms with the master being en-suite, a further family bathroom, parking and a balcony overlooking the sea. The property is perfectly situated within a stones throw of Goodrington beach, local shops, bus links, cafes and more. The apartment is being sold with no onward chain!



ENTRANCE HALL A fire safe front door opens into a welcoming inner hallway, providing access to all principal rooms. The hallway features two fitted storage cupboards, an intercom system, and a thermostat control.

LIVING ROOM A spacious and light filled living area boasting breathtaking sea views, complemented by a charming outlook of the nearby steam train. The room benefits from double-aspect uPVC double-glazed windows that beautifully frame the scenery, as well as sliding doors leading onto the balcony. Two gas central heating radiators ensure comfort throughout.

KITCHEN A generously sized, well appointed kitchen featuring a comprehensive range of wall, base, and drawer units with roll edged work surfaces. There is a 1.5 bowl stainless steel sink with drainer, an eye level integrated electric oven with grill, and a four ring induction hob with extractor hood above. Integrated appliances include a fridge freezer, dishwasher, and washing machine. Additional features include tiled splashbacks, double aspect double glazed windows, a breakfast bar seating area, a Glow worm boiler, and a gas central heating radiator.

BEDROOM ONE An impressive principal bedroom offering stunning sea views across to Thatchers Rock, Torquay. The room includes built in wardrobes, uPVC double glazed windows, and a gas central heating radiator, with direct access to the en-suite.



EN-SUITE A spacious en-suite comprising a low level WC, pedestal wash hand basin, corner shower unit, and bidet. Finished with tiled walls, an extractor fan, and a gas central heating radiator.

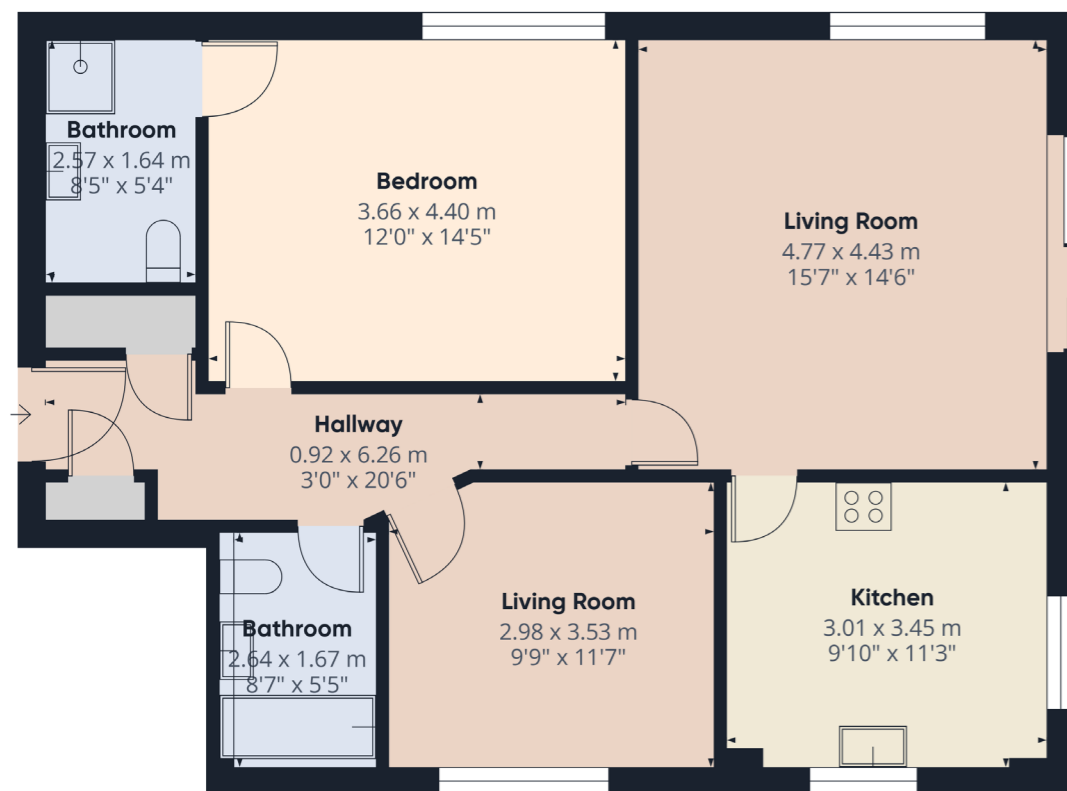
BEDROOM TWO A second well proportioned double bedroom overlooking the side aspect of the building, complete with built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

BATHROOM A well presented three piece suite including a low level WC, pedestal wash hand basin, and panelled bath. The bathroom is complemented by tiled walls, an extractor fan, and a gas central heating radiator.

OUTSIDE

BALCONY A well sized private balcony with contemporary glass balustrades, offering stunning panoramic sea views, perfect for alfresco dining.

COMMUNAL GROUNDS & PARKING The property is set within beautifully maintained communal gardens that surround the development. Residents also benefit from private parking and a secure gated access point leading to a tunnel providing access down to the sea.



Address 'Cliff Park Court, Cliff Park Avenue, Paignton, TQ4 6LW'

Tenure 'Leasehold'

Council Tax Band 'E'

EPC Rating 'TBC'

Taylor's Estate Agents
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