

CHRISTOPHER SCALES

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**exp** UK



**Cypress Court, Fisher Street, Paignton**

**£95,000**

Discover comfortable living in this well-presented first-floor retirement apartment at Cypress Court, offering a balcony and enjoying a level location with excellent access to local amenities.

Cypress Court provides superb communal facilities, including a residents' lounge, laundry room, guest suite, communal gardens, and parking on a first come first served basis. The development benefits from a development manager and a 24-hour emergency call system, ensuring a supportive environment. Access to the first floor is convenient via both stairs and a lift.

Upon entering the apartment, the hallway offers a secure door entry intercom system, an emergency pull cord, ample storage including a cupboard housing the hot water cylinder and another for the electric meter and consumer unit. The spacious sitting/dining room is a bright and inviting area, with a feature fireplace and electric radiator, and a UPVC double glazed window. A door from this room opens onto a balcony with a glazed balustrade. Double doors lead directly into the kitchen with integral fridge, oven and hob. The large double bedroom has a UPVC double glazed window to the front aspect, a wall-mounted electric heater, and a built-in double wardrobe for ample storage. Completing the accommodation is a shower room/WC.

An internal inspection is highly recommended in order to appreciate all that this apartment and developments has to offer.

**THE ACCOMMODATION COMPRISES,** Communal entrance with stairs or lift to first floor, door to:

**ENTRANCE HALL** - 2.24m x 1.96m (7'4" x 6'5") Coved ceiling with pendant light point, secure door entry intercom system and emergency pull cord, storage cupboard with light point, shelving and hot water cylinder, cupboard housing the electric meter and consumer unit, doors to

**SITTING/DINING ROOM** - 6.81m x 3.15m (22'4" x 10'4") Maximum measurements. Coved ceiling with light points, UPVC double glazed window to front aspect and door opening onto balcony with glazed balustrade, fireplace with inset electric fire, TV connection point, electric radiator, telephone point, double doors to

**KITCHEN** - 2.44m x 2.13m (8' x 7') Maximum measurements. Coved ceiling with strip light, extractor fan, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, tiled surround, matching eyelevel cabinets, built-in electric oven, integral fridge & freezer.





**DOUBLE BEDROOM** - 5.77m x 2.62m (18'11" x 8'7") Maximum measurements. Coved ceiling with pendant light point, extractor fan, UPVC double glazed window to front aspect, wall mounted electric heater, telephone point, built in double wardrobe.

**SHOWER ROOM/WC** - 1.93m x 1.55m (6'4" x 5'1") Coved ceiling with light point and extractor fan. Comprising shower enclosure with sliding door, vanity unit with inset wash and basin, close coupled W.C, wall mounted electric fan heater, strip light shaver socket, emergency pull cord.

#### **USEFUL INFORMATION**

Tenure - Leasehold 125 years from 2007

Age - 2007

Heating - Electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - C

EPC Rating - B/87 Potential B/88

Broadband - To be confirmed

Mobile - To be confirmed

Minimum Age Requirement 60yrs

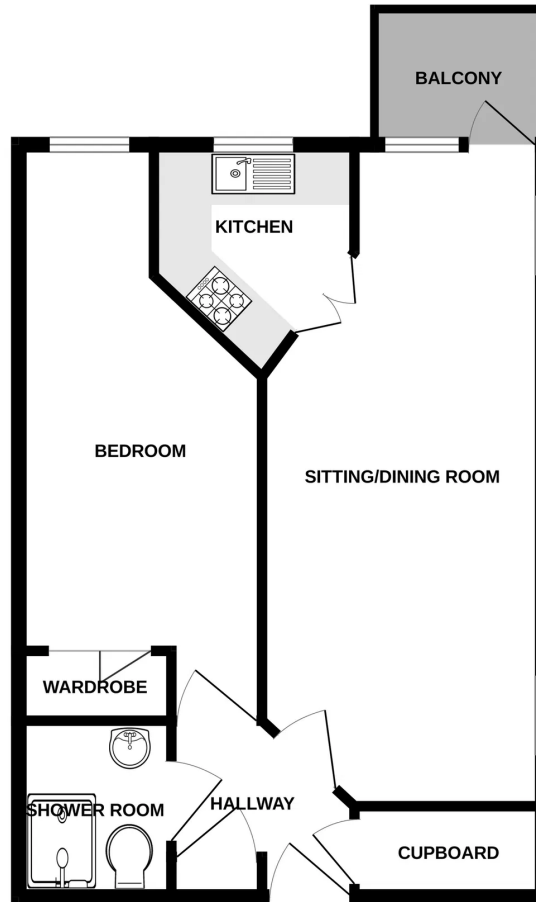
Service Charge £3500.12 per annum

Ground Rent £425 per annum

Pets Considered With Permission From Freeholder (Management Company - First Port)



GROUND FLOOR



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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