



Sands Court, Sands Road, Paignton, TQ4 6HB

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£174,999 Leasehold

“An ideally situated first floor flat within easy reach of Paignton seafront and town centre”.

This purpose-built **TWO BEDROOM FIRST FLOOR FLAT** which is for sale with **NO ONWARD CHAIN** is set in a convenient and highly accessible location, just a short level walk from Paignton seafront and the wide range of amenities in the town centre. The railway station, bus station, harbour and promenade are all within easy reach, making this an ideal home for those seeking practicality alongside coastal living.

The property is accessed via a communal hallway with staircase leading to a private entrance. Inside, an entrance hall leads to a generous lounge/dining room featuring a large double-glazed front window and a door opening onto a covered balcony, offering ample space for a table and chairs.

The kitchen is also accessed from the lounge/dining room and is fitted with a good range of light wood-effect wall and base units, wood-effect worktops and inset stainless steel sink and drainer. There is a built-in electric oven with gas hob and integral cooker hood over, wall-mounted Vaillant boiler, space for white goods and two useful built-in shelved cupboards.

There are two well-proportioned double bedrooms, both enjoying a rear aspect and fitted wardrobes; from here, the seasonal passing steam train can be enjoyed.

The shower room/W.C is well appointed with a double shower and glazed screen, fitted seat and handrail, close-coupled W.C, pedestal washbasin, tiled surrounds, and a linen cupboard housing the hot water cylinder.

Externally, the property benefits from communal gardens to the front of the building and parking to the rear. Each owner has a private storeroom and a designated parking space within the large garages located beneath the building, providing excellent additional storage and convenience.

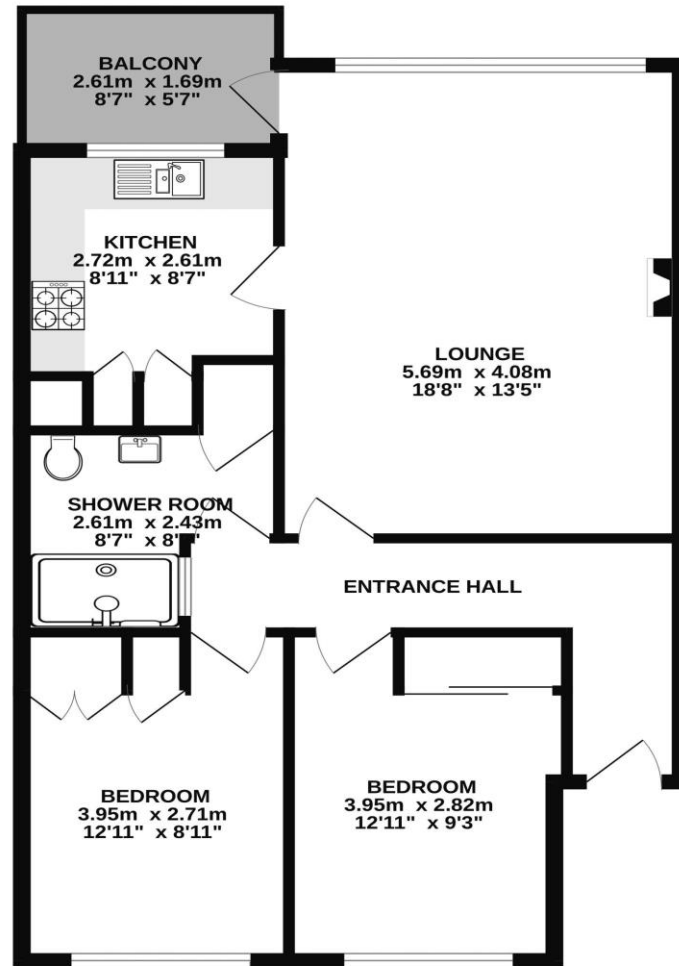
The flat is held on a 999 year lease which ran from 1971.

We are advised that the maintenance fees are £1700.00 per annum, paid in two six monthly installments.

No holiday letting or pets permitted. Residential lets allowed.
Management Company: Crown Property Management



ENTRANCE FLOOR
66.5 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 66.5 sq.m. (715 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: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and mobile performance is as follows: EE 81% /THREE 80% /VODAPHONE 71% /o2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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