



"Redsands" 11 Roundham Road, Paignton, TQ4 6EZ

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£175,000 Leasehold

A beautifully presented **GROUND FLOOR APARTMENT** in the highly sought-after Roundham area of Paignton, offered for sale with **NO ONWARD CHAIN** ideally positioned within easy reach of the coast, beach and local amenities. Forming part of an imposing converted Victorian villa, this apartment offers stylish and comfortable accommodation and would make an ideal permanent home, coastal retreat or second home.

The property combines attractive period surroundings with modern conveniences and is particularly well suited to those seeking a low-maintenance seaside lifestyle. A communal entrance door opens into a secure communal hallway, with a private entrance door leading to the apartment. An entrance porch provides a useful area for coats and shoes before leading into the welcoming L-shaped entrance hall.

The generous open-plan living and dining space provides an excellent sociable area with ample room for comfortable lounge furniture and a dining table. To one end is a modern fitted kitchen, well equipped with an integral fridge/freezer, built-in electric oven and halogen hob, creating a practical and contemporary heart to the home.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room and W.C. A further bathroom/W.C serves the remainder of the accommodation.

The property is equipped with gas-fired central heating and double glazing, ensuring comfort throughout the year.

Outside, residents can enjoy the well-kept communal gardens, providing an attractive and pleasant setting. The property also benefits from its own numbered parking space, together with two visitor parking spaces.

Roundham is one of Paignton's most desirable residential areas, renowned for its attractive coastal setting and easy access to the seafront. From Redsands, Goodrington Sands is just a short stroll away, providing a beautiful sandy beach, coastal walks and opportunities to enjoy the surrounding scenery. Nearby Youngs Park offers open green space and a pleasant waterside environment, ideal for leisurely walks and relaxation.

Paignton town centre is also within easy reach, offering a wide range of everyday shops, cafés, restaurants and amenities. The picturesque harbour and seafront provide further opportunities to enjoy the traditional English Riviera atmosphere, while the wider coastline and beaches of Torbay are readily accessible.

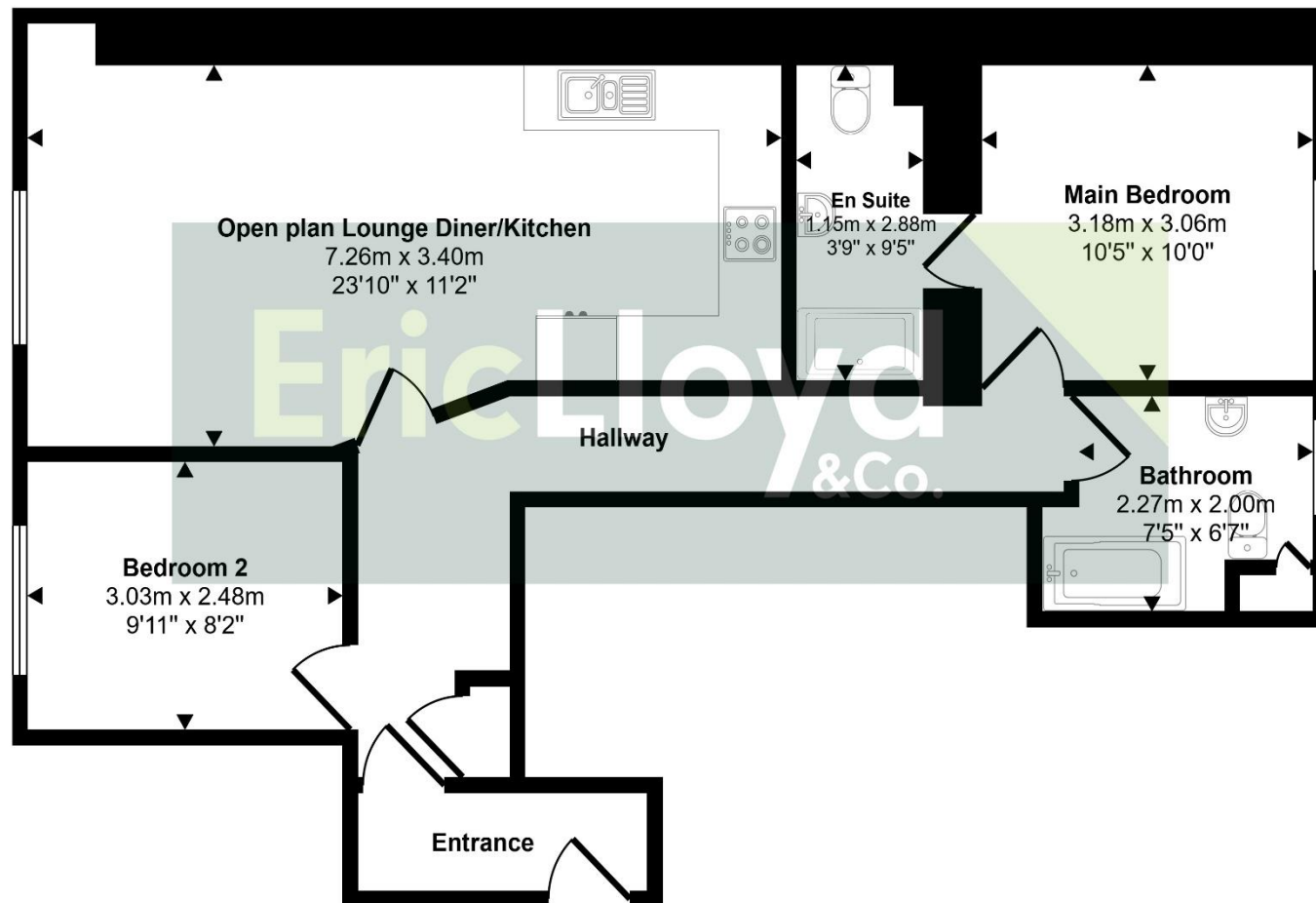
With its appealing combination of coastal location, convenient amenities, parking, communal gardens and well-presented accommodation, Redsands represents an excellent opportunity for those looking for a permanent residence, holiday home or investment in this popular part of Paignton.

LEASE INFO; Original 999 year lease from January 2007. Each apartment owns 1/8th share of the Freehold and is managed by Redsands Managent Company Ltd..

The current maintenance charge is £150 per month. This includes communal utilities, garden maintenance, building insurance etc. Letting is permitted. Pets are permitted as long as they cause no nuisance.

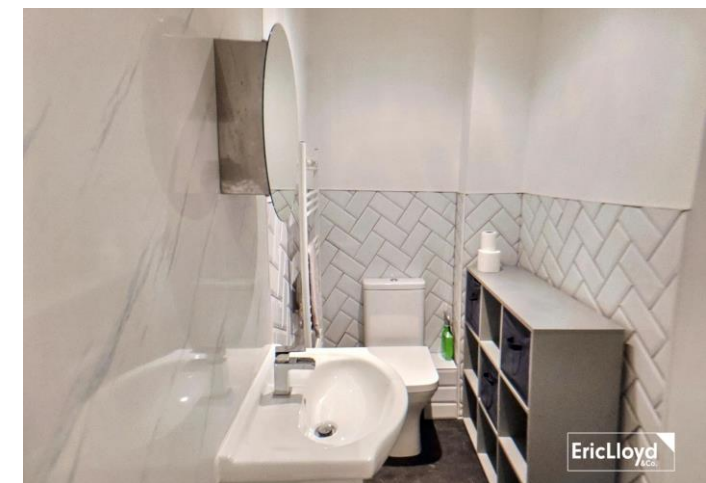
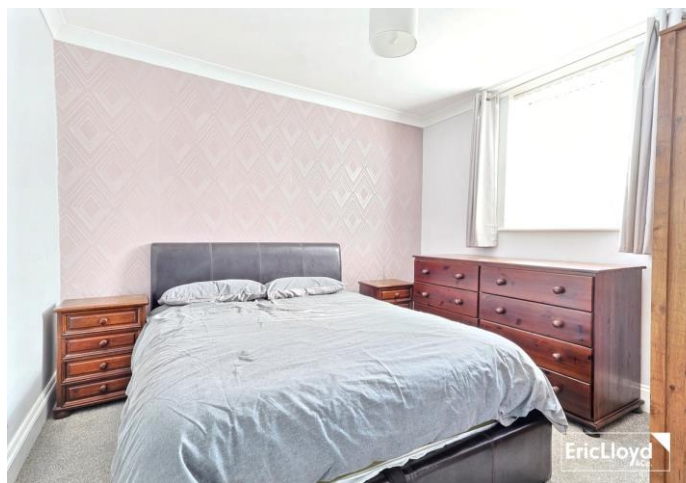


Approx Gross Internal Area
66 sq m / 709 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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