



Asking Price Of £170,000

Courtland Road,  
Paignton, TQ3 2AB

A beautifully presented one bedroom retirement apartment located within the highly regarded Fleur De Lis development in Paignton, exclusively for the over 60s. Finished to an excellent standard throughout, the property offers a welcoming entrance hallway, a spacious living/dining room with vaulted ceilings and floor to ceiling windows, a luxurious and modern fitted kitchen with integrated appliances, a generous double bedroom, and a contemporary shower room, a useful utility/storage cupboard, communal facilities such as a communal lounge, guest suite for visitors (charges apply), and communal parking available by annual permit. The complex is perfectly situated within a short and level walk of Paignton town, bus and train links, an array of shops, cafes and restaurants, Victoria park and Paignton beach. The apartment is being offered with no onward chain!



**ENTRANCE HALLWAY** A welcoming entrance hallway providing access to the adjoining accommodation. The hallway benefits from a useful utility cupboard housing a washer/dryer, along with ceiling lighting.

**LIVING/DINING ROOM** A bright and spacious living/dining room featuring impressive vaulted ceilings and floor to ceiling windows, allowing an abundance of natural light to fill the room whilst enjoying attractive views across the grounds. The room offers ample space for both seating and dining furniture.

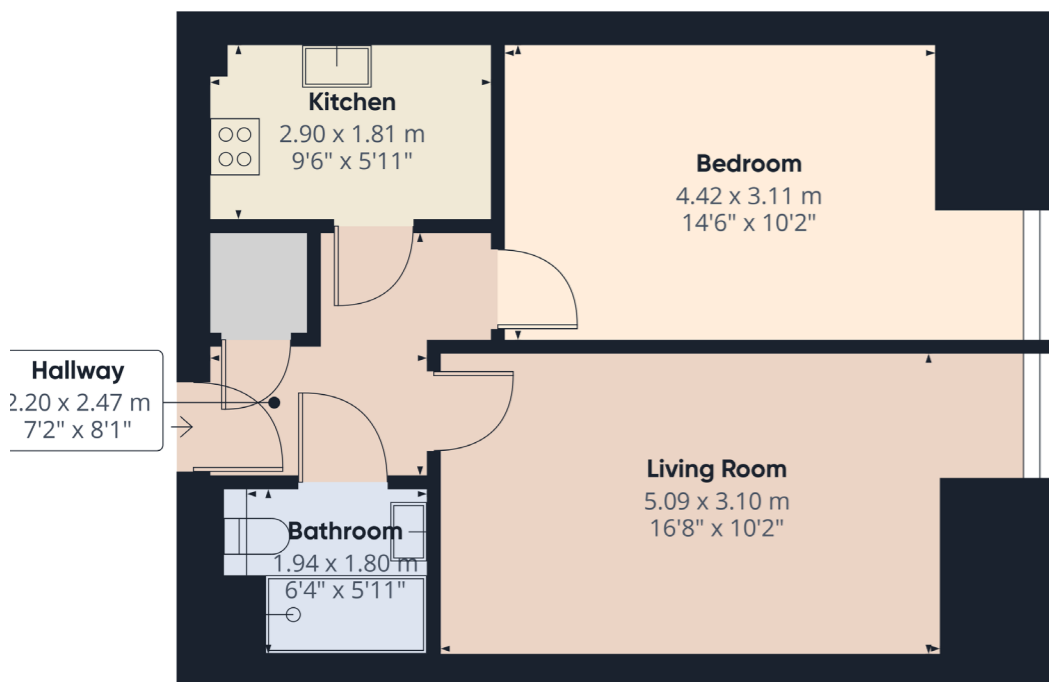
**KITCHEN** The modern fitted kitchen comprises a comprehensive range of wall, base, and drawer units complemented by quality quartz work surfaces. Integrated appliances include an electric oven, hob with extractor hood over, and additional integrated appliances such as dishwasher and fridge, creating a practical and stylish space.

**BEDROOM ONE** A generously proportioned double bedroom benefiting from impressive vaulted ceilings, floor to ceiling windows providing excellent natural light, and built in wardrobes offering ample storage.

**SHOWER ROOM** A contemporary shower room fitted with a spacious walk in shower, vanity wash hand basin with fitted storage below, and low level WC. Finished with attractive tiled walls and flooring, extractor fan and towel rail.

**COMMUNAL FACILITIES** Residents benefit from access to a beautifully presented communal lounge ideal for socialising, together with a guest suite available to hire for overnight visitors (charges apply). Communal parking is also available by annual permit. There is also a communal garden at the rear of the building.

**AGENTS NOTE** Please note there is a concierge on site most weekdays.



Approximate total area<sup>(1)</sup>  
46.4 m<sup>2</sup>  
500 ft<sup>2</sup>

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Address 'Courtland Road, Paignton, TQ3 2AB'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '73 | C'

Taylor's Estate Agents  
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