



Guide Price £100,000 - £110,000

Oldway Road,  
Paignton, TQ3 2TX

A well presented two bedroom flat located within the popular retirement complex of Richmond Court in Preston, Paignton. The property itself comprises of a welcoming entrance hallway, a bright and spacious living room, kitchen, two bedrooms and a shower room. The property also benefits from beautifully maintained communal gardens, private parking on a first come first serve basis, lift access, a residents lounge and house manager. Richmond court is ideally situated within easy reach of local shops, doctors and pharmacies, bus links, Oldway mansions and more.



**ENTRANCE** A fire safe front door opens into a welcoming hallway, providing access to all principal rooms. The space is thoughtfully designed with fitted storage cupboards, a fire alarm system, and an electric heated radiator.

**LIVING ROOM** A beautifully bright, south east facing living room enjoying views over the picturesque communal gardens and towards Oldway. The room offers generous space for a variety of furnishings and features tv point and broadband access points, uPVC double glazed French doors opening onto a Juliet balcony, and an electric radiator.

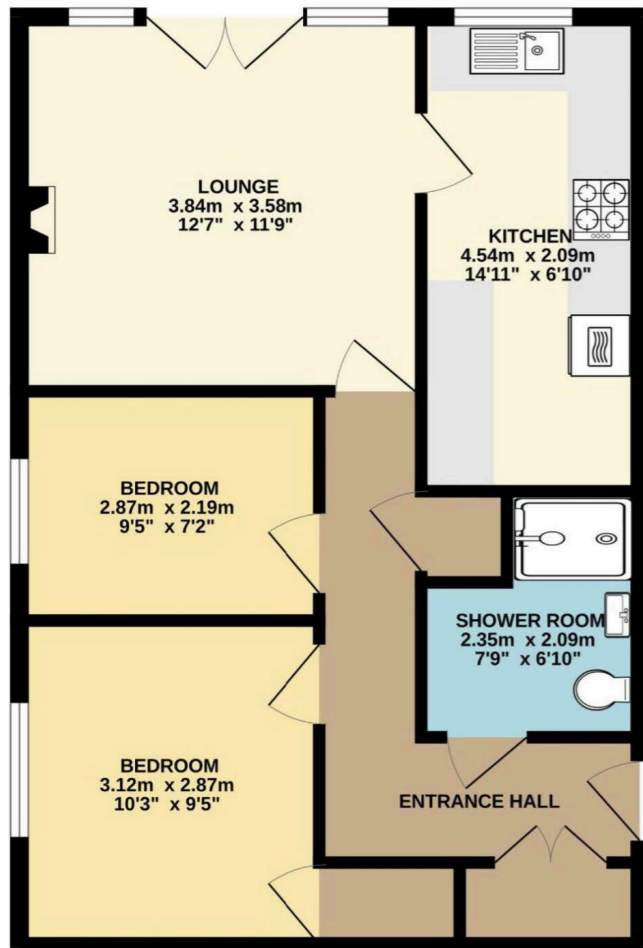
**KITCHEN** A spacious kitchen fitted with a range of wall, base and drawer units complemented by roll edged work surfaces. Features include a 1 bowl stainless steel sink with drainer, an integrated electric Bosch oven with grill, and a four ring electric hob with extractor hood above. There is space and plumbing for a washing machine, as well as space for a fridge freezer. A breakfast bar provides informal seating. A uPVC double glazed window overlooks the communal gardens.

**BEDROOM ONE** A generously proportioned principal bedroom with a pleasant outlook over mature shrubs and trees. The room benefits from a fitted storage cupboard, a uPVC double glazed window, and an electric heated radiator.

**BEDROOM TWO** A well sized second bedroom also enjoying a scenic outlook, with a uPVC double glazed window and an electric night storage heater.

**SHOWER ROOM** A three piece suite comprising a low level WC, a vanity wash hand basin with storage beneath, and a double shower enclosure. The room features partially tiled walls and an extractor fan.

**COMMUNAL FACILITIES** Richmond Court offers an excellent range of communal amenities including a residents lounge ideal for socialising, lift access to all floors, and the added reassurance of an on site house manager. The development is surrounded by beautifully maintained communal gardens and benefits from private resident parking available on a first come first served basis.



Address 'Oldway Road, Paignton, TQ3 2TX'

Tenure 'Leasehold'

Council Tax Band '

EPC Rating '54 | E'

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