

CHRISTOPHER SCALES

POWERED BY  
**exp** UK



**Preston Seafront, Paignton**

**£99,950**

To arrange a viewing, when calling, please quote CS1097.

The property offers a ground floor retirement apartment situated on Preston seafront with excellent access to local amenities, Preston beach and direct access from the apartment onto the communal gardens.

Accessed via a communal entrance hall, there is level access to the apartment and once inside, an entrance hallway with large storage cupboard leads to the accommodation which comprises a spacious sitting/dining room with direct access onto the communal gardens, a fitted kitchen, double bedroom with built-in wardrobe and a bathroom/WC. Windows are UPVC double glazed and there is electric heating.

Tembani Court is a high quality development of well appointed apartments designed specifically for the comfort of retired people and situated in the heart of the English Riviera. Tembani Court is a community of apartments that offer comfort, support and security to all residents and an alarm in most rooms for emergencies. There is a residents' lounge where neighbours can meet up and attention is paid to details such as high level sockets, double glazing and all electric heating. There is a laundry and a guest room for a small daily charge for any visitors that cannot otherwise be accommodated. and there are development managers on site with varied working hours. The retirement apartments here offer many advantages to those who wish to make the most of their increased leisure and other opportunities that retirement brings.

The accommodation comprises, communal entrance with level access to the apartment.

**ENTRANCE HALL** - 1.96m x 0.86m (6'5" x 2'10") Coved and textured ceiling with pendant light point, smoke detector, emergency pull cord and door intercom system, airing cupboard housing the hot water cylinder with slatted shelving over, pendant light point, electric meter and consumer unit. Doors to,





**SITTING/DINING ROOM** - 5.84m x 3.12m (19'2" x 10'3") Maximum measurements. Coved and textured ceiling with wall light points, night storage heater, TV connection point, telephone point, emergency pull cord, UPVC double glazed window and door opening onto the communal garden. Double doors to,

**KITCHEN** - 2.41m x 2.18m (7'11" x 7'2") Maximum measurements. Coved and textured ceiling with light point, UPVC double glazed window overlooking the communal garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer, inset electric hob, tiled surrounds, matching eye level cabinets, built in eye-level electric oven, space for under work top appliances, emergency pull cord, wall mounted electric fan heater.

**DOUBLE BEDROOM** - 4.75m x 2.64m (15'7" x 8'8") Maximum measurements. Coved and textured ceiling with wall light points, UPVC double glazed window, night storage heater, built in wardrobes with bifold mirror fronted doors, emergency pull cord, telephone point.

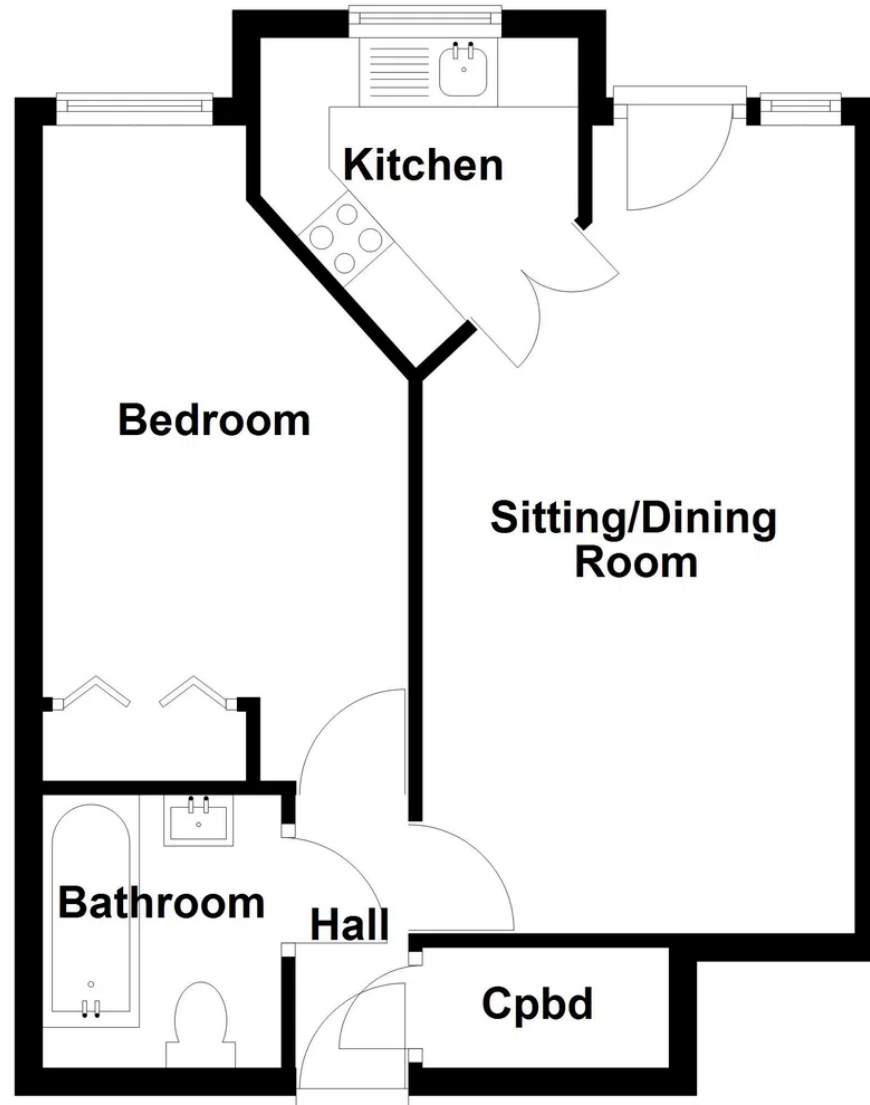
**BATHROOM/WC** - 1.96m x 1.57m (6'5" x 5'2") Coved and textured ceiling, extractor fan, wall mounted electric fan heater, comprising panelled bath with twin handgrips and shower attachment over, vanity unit with inset wash hand basin, WC, heated towel rail, tiled walls, strip light.

#### **USEFUL INFORMATION**

Tenure – LEASEHOLD 125 years from 30/08/1996  
Service Charge - £2559.04 Ground Rent £516.78 per annum  
Age - 1995  
Heating - Electric  
Drainage - Mains  
Windows - Double glazed  
Council Tax - Tax band C  
EPC Rating - C/78, Potential B/82  
Broadband - To be confirmed  
Mobile - To be confirmed



# Ground Floor



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