


**Fisher Street, Paignton**

**£130,000**

To arrange a viewing, when calling please quote CS1097

In a convenient level location the property offers a spacious retirement apartment with a large balcony. Accessed via a communal entrance hall there are stairs and a lift to the second floor. Once inside the apartment, a reception hall with two storage cupboards leads to a spacious sitting/dining room with double doors then opening to the integrated kitchen. A particular feature of the apartment is the large balcony which is accessed via the sitting/dining room and spans the width of the apartment and with two covered areas. The apartment also offers two double bedrooms, a bathroom/WC, double glazing and electric heating.

Cypress Court is conveniently located for the amenities of the town, the number 12 bus route and also Goodrington Sands & Seafront. Built circa 2008 the development offers excellent communal facilities including communal parking & gardens, a guest suite, laundry and a residents lounge with kitchenette.

**The accommodation comprises,** Communal entrance with stairs and lift to second floor.

**ENTRANCE HALL** Coved ceiling with light points and smoke detector, hatch to loft space, electric heater, large storage cupboard with light point, shelving and hot water tank. Further storage cupboard with electric meter and consumer unit, secure door entry intercom system, emergency pull cord, doors to:

**SITTING/DINING ROOM** - 5.03m x 3.43m (16'6" x 11'3") Coved ceiling with light point, electric heater, TV connection point, telephone point, UPVC double door opening onto a large partially covered balcony, double doors to:

**KITCHEN** - 2.62m x 1.63m (8'7" x 5'4") Velux window, strip light. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor hood over, tiled surrounds, matching wall cabinets, eye level electric oven, integral freezer, integral fridge.









**BEDROOM ONE** - 4.67m x 2.87m (15'4" x 9'5") Maximum measurements. Coved ceiling with light point, UPVC double glazed window to front aspect, wall-mounted electric heater, telephone point, built-in wardrobe with bi-folding mirror-fronted doors.

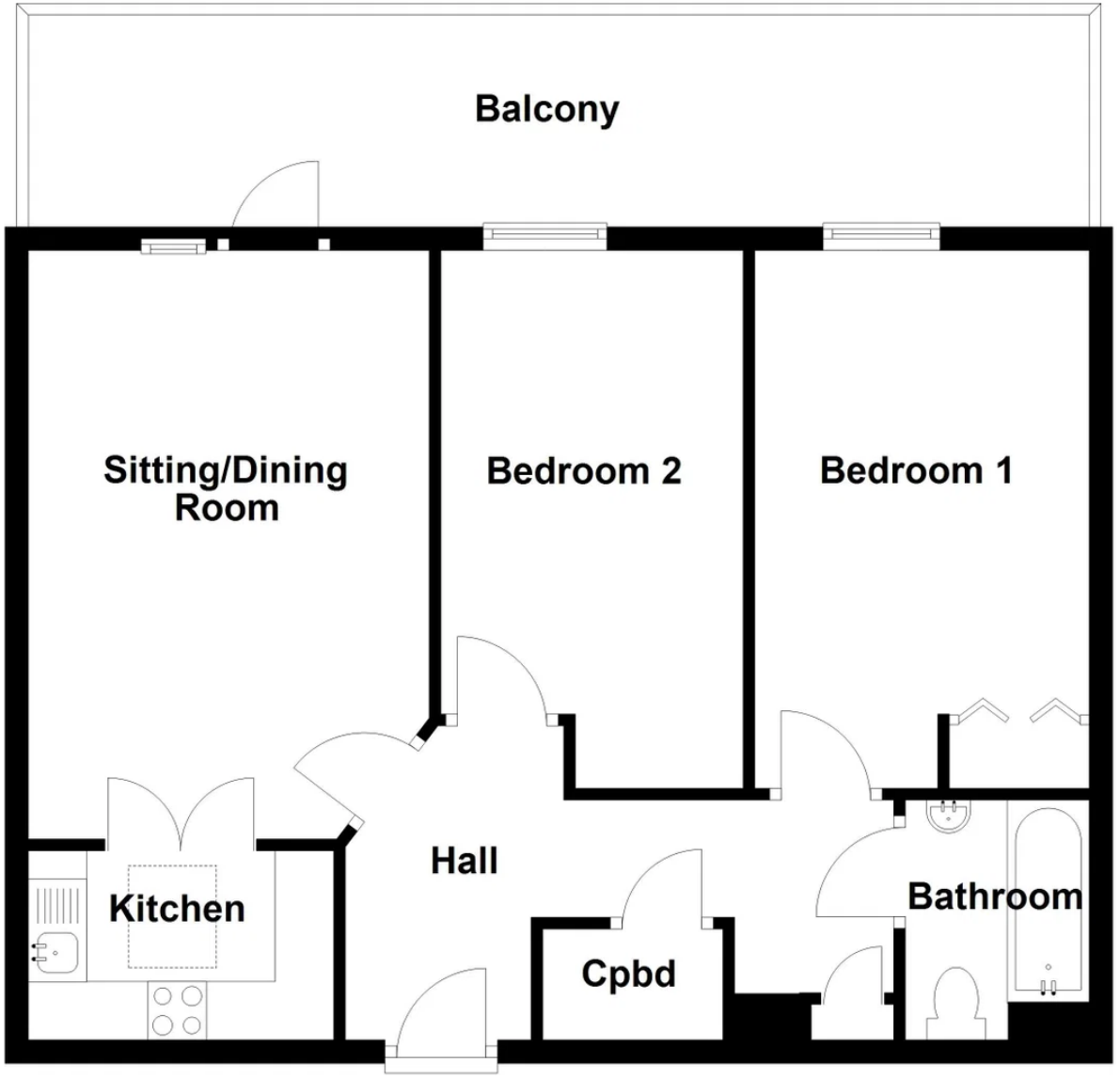
**BEDROOMM TWO** - 4.67m x 2.59m (15'4" x 8'6") Maximum measurements. Coved ceiling with light point, UPVC double glazed window to front aspect, wall mounted electric heater.

**BATHROOM/WC** - 1.96m x 1.57m (6'5" x 5'2") Coved ceiling with light point, extractor fan. Comprising panelled bath with twin hand grips and shower over, vanity unit with inset wash hand basin, WC, tiled walls, heated towel rail, wall mounted electric fan heater, strip light and shaver socket, emergency pull cord.

**USEFUL INFORMATION**

Tenure – LEASEHOLD 125 years from 01/07/2008
Service Charge - £4601.54 per annum. Ground Rent £495 per annum (Sept '25) to include water rates
Minimum Age Requirement 60 years
Age - 2008
Heating - Electric heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band D
EPC Rating - EPC C/78 - Potential B/85
Broadband - To be confirmed
Mobile - To be confirmed

# Ground Floor




CHRISTOPHER SCALES

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