

Southfield Road | Paignton | TQ3 2SP

Asking Price Of £325,000

A two bedroom first floor apartment, situated in a prime location. The property was built two years ago and has been praised as one of the finest developments in Paignton. This apartment is one of the larger two bedroom units with lovely private balcony taking in lovely sea views with fully integrated kitchen, diner, top specification four piece bathroom suite and large living and bedroom accommodation. This apartment must be viewed to be appreciated. The accommodation comprises:-

- 2 BEDROOM FIRST FLOOR FLAT
- BALCONY
- BUILT TWO YEARS AGO
- HIGH END SPECIFICATION
- DESIRABLE LOCATION

Communal front door with stairs and lift to the first floor.

Front door to:-

SPACIOUS HALLWAY with all rooms off. Large storage cupboard and central heating radiator.

SITTING ROOM Patio doors onto balcony. Central heating radiator.

BALCONY Glass balustrading and enjoying lovely sea views with room for patio chairs and table.

KITCHEN/DINER

KITCHEN Range of light grey luxury fitted kitchen units with quartz counter tops and breakfast bar. Matching wall units. Fully integrated appliances including double eye level oven and hob. uPVC double glazing. Opening onto:-

Address 'Southfield Road, Paignton, TQ3 2SP'

Tenure 'Leasehold'

Council Tax Band 'D'

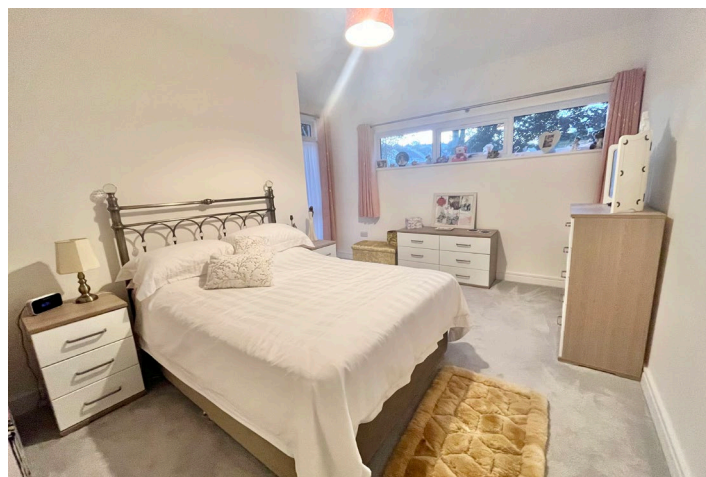
EPC Rating '86 | B'

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DINING AREA with continuation of flooring, spot lighting and central heating radiator.

BEDROOM ONE - uPVC double glazing. Central heating radiator.

BEDROOM TWO - uPVC double glazing. Central heating radiator.

BATHROOM Luxury four piece suite comprising panelled bath with centre taps, shower cubicle, vanity wash hand basin and low level WC. Fully tiled, spot lighting, extractor fan and heated towel rail.

CLOAKROOM Low level WC, small wash hand basin, central heating radiator and fully tiled.

OUTSIDE Allocated parking space and visitor parking surrounding, gated grounds.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease Remaining: 997 years. Maintenance: £1412.50 per year. Ground Rent: £125 per year.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.