



Cliff Park Road, Goodrington, Paignton

Leasehold £199,950



WILLIAMS HEDGE
estate agents



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FLAT 6, SURF, CLIFF PARK ROAD, GOODRINGTON, PAIGNTON, TQ4 6NB
Ground Floor Apartment | Coastal position just off Goodrington Beach | Allocated Parking
Communal Gardens | Entrance Hall | Sitting Room | Kitchen | Two Bedrooms | Bathroom WC
Gas Central Heating | Double Glazing

A ground floor apartment offering well-presented accommodation in a coastal position just off Goodrington Beach.

Goodrington is a sought-after location and offers a nearby parade of day-to-day shops and convenience stores and public houses. Goodrington also offers a stunning waterfront, beach and recreation facilities at Young's Park and Quay West water park.

Approached from Cliff Park Road, Surf is a development of seven apartments with allocated parking and communal gardens. The apartment is accessed from either the communal entrance or its own private access from the front communal garden. Once inside, an entrance hall leads to the accommodation which comprises a sitting room with double doors opening onto the communal garden, fitted kitchen, two bedrooms and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and has gas central heating. The property would make a superb holiday home or permanent coastal residence and an internal inspection is highly recommended.

The Accommodation Comprises

Communal entrance with access to apartment, obscure glazed door to

ENTRANCE HALL Directional spotlights, smoke detector, consumer unit, doors to

SITTING ROOM - 3.66m x 3.33m (12'0" x 10'11")
Light point, radiator with thermostat control, UPVC double doors opening onto the communal garden, TV connection point, telephone point, opening to



KITCHEN - 2.92m x 2.72m (9'7" x 8'11") Light point, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, eye level cabinets, space and plumbing for washing machine, space for under worktop appliance, space for upright fridge freezer, wall mounted boiler.



BEDROOM ONE - 3.1m x 3.07m (10'2" x 10'1")
Pendant light point, UPVC double glazed window, radiator with thermostat control.



BEDROOM TWO - 2.92m x 1.88m (9'7" x 6'2")
Directional spotlights, UPVC double glazed window to side, radiator with thermostat control.



TENURE - LEASEHOLD

125 years from 13th January 1995
 Maintenance Charge - TBC To include building insurance
 Ground rent £50 per annum
 The apartments are allowed to be rented on an assured shorthold tenancy
 Pets allowed with written consent

Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: A EPC Rating: TBC	Tenure: Leasehold
Services - TBC	
Electric Meter Position:	Gas Meter Position:
Boiler Position: Kitchen	Water:
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: TBC	Square foot: TBC

BATHROOM/WC - 3.1m x 1.85m (10'2" x 6'1") Light point, UPVC obscure glazed window, radiator. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, close coupled WC.



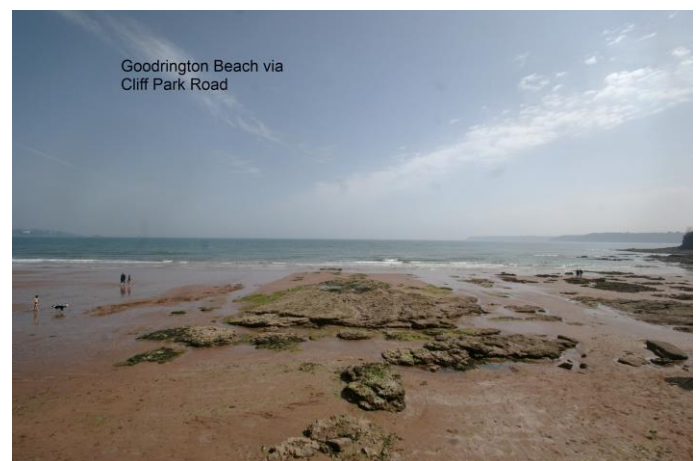
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



OUTSIDE - Outside are communal gardens for the enjoyment of the residents of Surf.

PARKING The development has a car park which is accessed from Cliff Park Road and offers an allocated parking space.



This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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