



## Elmsleigh Park | Paignton | TQ4 5AT

A one bedroom ground floor apartment located a stones throw from Paignton town and seafront. The apartment boasts a bright and spacious living room/diner, a modern kitchen, a generously sized master bedroom with a dressing area and a sizeable shower room. The apartment is within each reach of an array of amenities such as doctors, schools, Paignton town, Paignton beach and harbour, shops, travel links and more. The property is being offered with no onward chain!

**GUIDE PRICE OF  
£135,000 - £145,000**

- GROUND FLOOR APARTMENT
- HIGH CEILINGS
- ALLOCATED PARKING
- SHORT AND LEVEL WALK TO PAIGNTON TOWN AND BEACH
- NO CHAIN!

**ENTRANCE** A wooden fire safety front door opening into the entrance way, overhead lighting, fuse box and a secondary door leading into:-

**LOUNGE/DINER** - 5.31m x 3.86m (17'5" x 12'8") A beautifully bright and spacious lounge/diner with space for an abundance of furniture. Incredible high ceilings, coving and arcotraving, two uPVC double glazed windows and a gas central heated radiators.

**KITCHEN** - 3.78m x 1.73m (12'5" x 5'8") A modern kitchen with a range of overhead, base and drawer shaker units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven and four ring gas hob with extractor fan above. Space and plumbing for a washing machine and under counter fridge. Cupboard housing the Baxi combination boiler, complimentary tile backsplash, uPVC double glazed window and a gas central heated radiator.



**BEDROOM ONE** - 5.64m x 2.79m (18'6" x 9'2") A wonderfully large master bedroom with ample fitted furniture. A sizeable dressing area, coving and arcotraving, uPVC double glazed window and gas central heated radiator. Door leading into:-

**EN-SUITE** A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit. Complimentary tiled walls, a uPVC double glazed obscure window and a gas central heated radiator.

**MATERIAL INFORMATION** Tenure: Leasehold. Length Of Lease: 999 years from 2002. Service Charge and Ground Rent: £85.00 per calendar month.

Address 'Elmsleigh Park, Paignton, TQ4 5AT'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '65 | D'

### Contact Details

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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.