



Belle Vue Road | Roundham | Paignton | TQ4 6PT

Asking Price Of £74,950

A one bedroom retirement apartment located in this popular development being a short stroll from Paignton harbour and seafront and also Paignton town centre. The property has excellent communal facilities such as parking, delightful gardens, laundry, House manager and residents lounge. This particular apartment is located on the first floor and offers a small hallway with store/airing cupboard, the lounge/diner has a pleasant outlook across the gardens to the front and has a small kitchen off fitted with a range of white high-gloss units. There is also a good size double bedroom with built-in wardrobe plus there is a bathroom with low-level bath, vanity unit and wash hand basin. There are emergency pull cords to the main rooms and Electric heating. Now being offered chain free.

- RETIREMENT APARTMENT
- ONE BEDROOM
- CLOSE TO TOWN AND BEACH
- COMMUNAL PARKING
- COMMUNAL GARDENS
- NO CHAIN

Lift or stairs to first floor landing, private front door to the apartment.

**HALLWAY** Entry intercom and emergency pull cord. Built-in airing/store cupboard with slatted shelving, water tanks, electric meter and fuse box. Door to:-

**LOUNGE/DINER** - 5.3m x 3.2m (17'4" x 10'5") at widest points. A bright room with two double glazed windows overlooking the gardens and surrounding area. Decorative fireplace with inset electric pebble effect fire with wooden surround. Two wall light points. TV point. Emergency pull cord. Night storage heater. Archway to:-

**KITCHEN** - 2.2m x 1.6m (7'2" x 5'2") Fitted with a range of white high-gloss wall and base units with blue granite effect worksurfaces over. Inset single drainer stainless steel sink unit, space for upright fridge/freezer, electric cooker point and part tiled walls.

**BEDROOM** - 4.3m x 2.6m (14'1" x 8'6") at widest points. A double room having a double glazed window with a similar outlook to the lounge. Built-in double wardrobes with rail and shelf. Electric panel heater. Emergency pull cord. Two wall lights. 2024.



**BATHROOM** Fitted with a matching three piece suite comprising; low level bath with emergency button and Mira Sport electric shower over. Vanity unit with inset wash hand basin plus matching close couple WC. Tiled walls. Strip light. Electric wall heater.

#### COMMUNAL FACILITIES:

**Residence Lounge:** Within the complex there is a residence lounge which is used for entertaining, events meetings, socialising etc. There are doors from the lounge leading out to the patio and garden areas.

**Gardens:** There are well kept lawned gardens with patio and seating areas enjoying a sunny aspect.

**Parking:** Parking is non-allocated and on a first come first served basis.

**House manager:** The house managers office is situated within the foyer at the main entrance.

**Laundry:** With a range of washing machines tumble dryers and ironing facilities plus outside drying area.

Bin store.

#### MATERIAL INFORMATION Tenure:

Leasehold. Length Of Lease: 100 years remaining. Service Charge: £3831.54 per year to include building insurance and maintenance, gardening, window cleaning and water rates. Ground Rent: £511.20 per year. Review Dates: Service charge and Ground Rent, March.

Address 'Belle Vue Road, Roundham, Paignton, TQ4 6PT'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '84 | B'

#### 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.