



Pebble Court | Goodrington | Paignton | TQ4 5JT

Asking Price Of £170,000

A two bedroom lower ground floor retirement flat, situated in this most popular development within close level walk of seafront. The property represents a second home which the owners are now looking to sell. The property has been well maintained and has had an upgrade to the shower room. Outside is a patio area, which whilst not owned by this unit has been historically only used by this unit. The accommodation comprises:-

- TWO BEDROOM LOWER GROUND FLOOR APARTMENT
- WELL MAINTAINED
- REFITTED SHOWER ROOM
- ELECTRIC PANEL HEATING
- RESIDENTS LOUNGE AND LAUNDRY ROOM
- COMMUNAL PARKING

Communal front door to:-

COMMUNAL HALLWAY

LOWER GROUND FLOOR Front door to:-

HALLWAY Cloaks cupboard. Electric panel heater.

LOUNGE/DINER Individually made shutters. uPVC double glazing and uPVC door to rear.

KITCHEN Range of fitted wall and base units with sink unit and cupboards below. Base unit with cupboards and drawers under. Matching wall units. Built in concealed fridge, freezer and washing machine. Eye level hob with oven and grill below.

BEDROOM Individual made shutters. Built in wardrobes. Matching dresser. Electric panel heater.



BATHROOM Refitted suite with feature wash basin and close coupled WC. Double shower cubicle with electric shower, extractor fan and fully tiled.

OUTSIDE Patio area from lounge leading onto surrounding communal gardens.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Years Remaining: 87 years. Ground Rent: £10.00 per year. Service Charge: £2,692.00 per year.

AGENTS NOTE Minimum age of 60 years plus. Parking is first come first serve basis.

Address 'Pebble Court, Goodrington, Paignton, TQ4 5JT'

Tenure 'Leasehold'

Council Tax Band 'C'

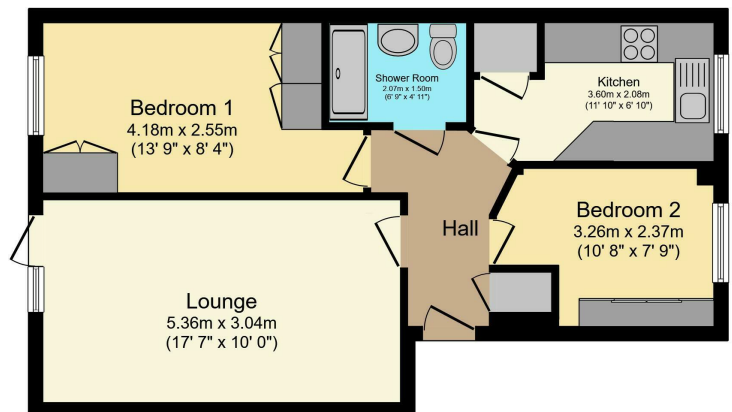
EPC Rating 'TBC'

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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.