



Gerston Road, Regent House, Paignton

Leasehold O.I.R.O £95,000



WILLIAMS HEDGE
estate agents



COMMUNAL LOUNGE

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FLAT 1, REGENT HOUSE, GERSTON ROAD, PAIGNTON TQ4 5DY

First floor retirement | Well-presented accommodation | Stairs or lift to first floor | Entrance hall
Sitting room | Brand new fitted kitchen | Double bedroom | Bathroom WC | Double glazing
Electric radiators | Communal residence facilities including a scheme manager | Central location

In a convenient central location, the property offers a refurbished retirement apartment with superb access to the amenities of the town centre, railway station and bus station. The apartment offers well-presented accommodation comprising a sitting room with UPVC double glazed window to the rear aspect, modern fitted kitchen, double bedroom and a bathroom/WC. The apartment also has upgraded electric radiators and an electric fire in the sitting room.

Regent house caters for a comfortable retirement lifestyle in a convenient and accessible location with a range of communal facilities to include a residents' lounge with kitchenette, guest suite, residence parking (not allocated) and a scheme manager for further peace of mind.

The Accommodation Comprises

Communal entrance with stairs or lift to first floor. Door to

ENTRANCE HALL - 3.84m x 1.63m (12'7" x 5'4") Coved and textured ceiling with directional spotlights, wall mounted electric radiator, storage cupboard with shelving, utility cupboard housing the hot water heater, space and plumbing for washing machine, doors to

SITTING ROOM - 4.9m x 4.5m (16'1" x 14'9" max) Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, wall mounted electric radiator, secure door entry intercom system, telephone point, TV point, opening to



KITCHEN - 3.4m x 1.57m (11'2" x 5'2") Coved and textured ceiling with directional spotlights, UPVC double glazed window. Brand new fitted kitchen comprising a range of soft close 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, matching eyelevel cabinets, space for fridge freezer, built-in electric oven.



DOUBLE BEDROOM - 3.53m x 2.72m (11'7" x 8'11") Coved and textured ceiling with directional spotlights, UPVC double glazed window to rear aspect, wall mounted electric radiator, storage cupboard with shelf and hanging rail, electric meter and consumer unit.



BATHROOM/W.C - 3.53m x 1.78m (11'7" max x 5'10") Coved and textured ceiling with light point, UPVC obscure glazed window. Brand new fitted bathroom comprising panelled bath with twin hand grips and electric shower over, vanity unit with inset wash hand basin, low-level WC with concealed cistern, part tiled walls, wall mounted electric radiator.



TENURE - LEASEHOLD

Years left on lease 64
 No ground rent
 Service charge £1,740 per annum

Retirement housing
 19 flats. Built in 1987. Sizes 1 bedroom, 2 bedrooms.
 Includes mobility standard properties.
 Non-resident management staff (part time)
 Lift, Lounge, Guest facilities
 Distances: bus stop 100 yards; shop 25 yards; post office 440 yards; town centre 100 yards; GP 400 yards.

Regular Social activities include: weekly coffee morning, monthly fund raising. New residents accepted from 60 years of age.

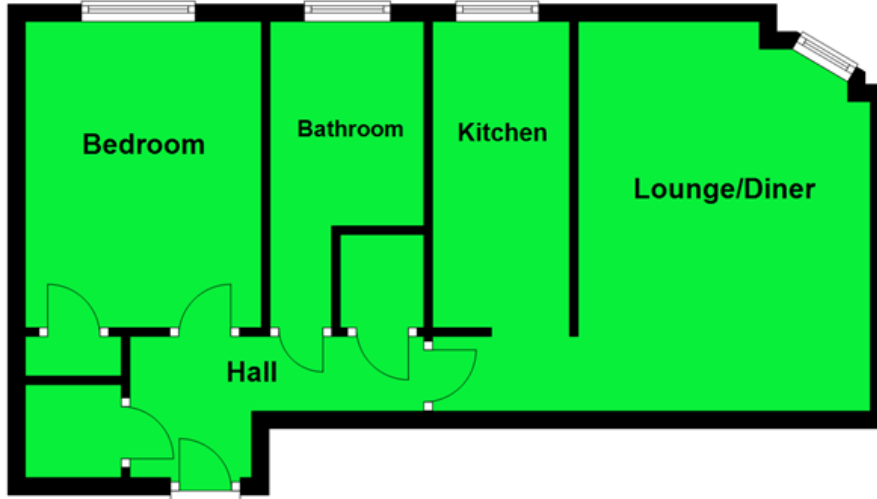


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| Age: (unverified) | Stamp Duty:* £0 at asking price |
| Council Tax Band: A | Tenure: Leasehold |
| EPC Rating: D | |
| Services - Mains electric, electric heating, no gas, mains sewerage and water | |
| Broadband - Standard only, Mobile Network – Indoor - EE, Three, O2, Vodafone voice & data likely, Outdoor – EE, Three, O2, Vodafone voice & data likely. | |
| Electric Meter Position: | Gas Meter Position: N/A |
| Boiler Position: N/A | Water: |
| Loft: N/A | Rear Garden Facing: N/A |
| Total Floor Area: 40sqm approx | Square foot: 430sqft approx |

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.

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

Floor Plan



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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