



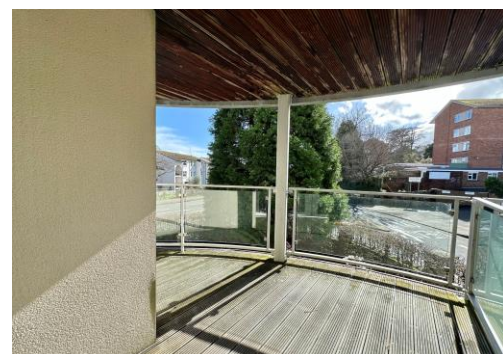
WILLIAMS HEDGE
estate agents



Fisher Street, Paignton

Leasehold £114,950

First floor retirement apartment | Convenient for amenities of the town | Communal facilities including residents lounge, laundry and communal parking | Stairs or lift to first floor | Entrance hall Sitting/dining room | Covered balcony | Kitchen | Double bedroom Bathroom/W.C | Electric heating Double glazing.



14 Cypress Court, 47 Fisher Street, Paignton, Devon TQ4 5DU

Conveniently located for the amenities of the town, Goodrington seafront and bus routes, the property offers a retirement apartment situated on the first floor of this popular development. Accessed by a communal entrance with stairs or lift to the first floor and once inside, a spacious reception hall with large storage cupboard leads to the accommodation which comprises a sitting/dining room which opens onto a covered balcony, fitted kitchen with integral fridge and freezer, large double bedroom with built-in wardrobe and a bathroom/W.C.

Cypress Court Was built circa 2008 and offers excellent communal facilities which include a residents lounge with kitchenette, guest suite, laundry, gardens, refuse store and communal parking.

Cypress Court is a small community of apartments that offer comfort, support and security to all residents and an alarm in most rooms links to the resident scheme manager should he be needed. There is a residents' lounge where neighbours can meet up and attention is paid to details such as high-level sockets, double glazing and all electric heating. There is even a guest room for a small daily charge for any visitors who cannot otherwise be accommodated. Cypress Court gives security and independence and is sought after due to its proximity and level walking distance to Youngs Park, Goodrington Beach and the popular Clennon Leisure Centre.

THE ACCOMMODATION COMPRISES

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

ENTRANCE HALL - 2.34m x 2.08m (7'8" x 6'10" maximum measurements) Coved ceiling with pendant light point, smoke detector, storage cupboard housing the hot water cylinder and with slatted shelving and light point. Secure door entry intercom system, emergency pull cord, doors to

SITTING/DINING ROOM - 5.82m x 3.28m (19'1" max x 10'9" max) Coved ceiling with pendant light points, UPVC double glazed door opening onto decked balcony with glazed balustrade and privacy screen, outside light. Electric heater, TV connection point, telephone point, cupboard housing the electric meter and consumer unit, double doors to

KITCHEN - 2.57m x 2.24m (8'5" x 7'4" to irregular shape) Coved ceiling with strip light, extractor fan, UPVC double glazed tilt'n'turn window. Fitted kitchen comprising range of base and drawer units with roll edge work surfaces over, inset sink and drainer with mixer tap over, inset four ring electric hob, extractor over, tiled surround, matching eye level cabinets, built-in eye level electric oven, integral fridge, integral freezer.

DOUBLE BEDROOM - 5.87m x 2.74m (19'3" x 9'0") reducing to 1.85m (6'1") Coved ceiling with pendant light point, triple aspect with uPVC double glazed windows, wall mounted electric heater, TV connection point, telephone point, fitted wardrobe with mirror fronted bi-fold doors.

BATHROOM/W.C - 2.06m x 1.65m (6'9" max x 5'5") Coved ceiling with extractor fan and light point, obscure glazed window. Comprising panelled bath with twin hand grips and shower over, vanity unit with wash hand basin, close coupled W.C, tiled walls, wall mounted electric heater, strip light and shaver socket, emergency pull cord.

TENURE - LEASEHOLD

All Residents must be 60 years old and over.

Length of lease is 125 years from 2008.

MAINTENANCE FEE is TBC per annum to include building insurance, general maintenance, window cleaning, water rates and gardening.

GROUND RENT is approximately £425.000 per annum.

Management Company - First Port.

A Pet is allowed with prior permission from the Freeholder but cannot be replaced once it passes. The Parking is communal and unallocated.

The 24 hour call System is currently provided by Apello DEVELOPMENT FACILITIES Residents Lounge, Guest Suite available, Laundry Room, Garden areas, communal Car Park, Visiting Development Manager and 24 Hour Emergency Call cover system.

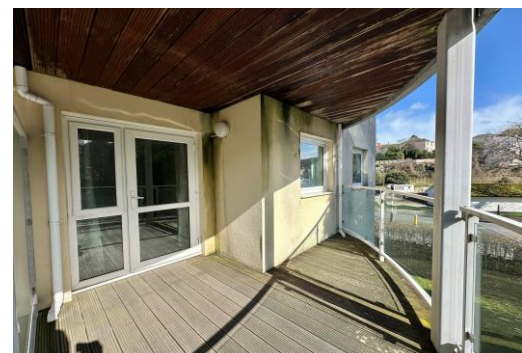
AGENTS NOTE

Please note that our selling client has offered to pay the first 12 months service charge as an incentive.

Age: 2008 (unverified)	Postcode: TQ4 5DU
Current Council Tax Band: C	Stamp Duty:* £0 at asking price
EPC Rating: C	
Electric meter position:	Gas meter position: N/A
Boiler positioned: N/A	Water: Included
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.

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



Zoopla!

61-63 Torquay Road | Paignton | TQ3 3DT tel: 01803 554322
email: info@williamshedge.co.uk www.williamshedge.co.uk

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