



# WILLIAMS HEDGE

estate agents



Polsham Park, Paignton

Leasehold £114,950

Purpose-built retirement apartment situated on the second floor | Electric heating  
uPVC double glazed windows | Hall | Lounge/dining room | Kitchen | Bedroom | Shower room  
Communal facilities



# 38, Albany Court, 24, Polsham Park, Paignton, TQ3 2BB

A retirement flat situated on the second floor of this conveniently situated development. The apartment is well presented throughout and comprises hall with spacious cupboard, lounge/dining room, kitchen with appliances, bedroom with fitted wardrobes, shower room/WC.

The development benefits from communal facilities including residents lounge, laundry, refuse area, resident house manager, attractive gardens and a lift. The development is close to Victoria Park, town centre, sea front and beaches, railway and bus station. Viewing highly recommended.

The Accommodation Comprises

Entrance door to

**HALL** Coved ceiling, spacious airing cupboard with hot water tank.

**LOUNGE/DINING AREA** - 5.66m x 3.4m (18'7" x 11'2" reducing to 7'2") Coved ceiling, fitted electric fire and hearth, electric heater, uPVC double glazed window, meters cupboard. This room enjoys a pleasant open outlook.

**KITCHEN** - 2.69m x 2.21m (8'10" x 7'3") Range of wall base and drawer units comprising work surface with inset stainless sink unit, cupboards and drawers under. Space for fridge and space for freezer, inset electric hob with cooker hood over, integrated oven, uPVC double glazed window.

**BEDROOM** - 4.75m x 2.77m (15'7" max x 9'1") Coved ceiling, electric heater, uPVC double glazed window, fitted wardrobes with mirror fronted doors.

**SHOWER ROOM** White suite comprising shower cubicle with shower unit, wash hand basin set in vanity unit with cupboards under, close coupled WC, tiled walls, extractor fan, heated towel rail.

## TENURE - LEASEHOLD

Lease 125 years from 1/6/2004

Ground rent - £1 per annum

Monthly maintenance - £2,141.65 per 6 months

Age: (unverified)	Postcode: TQ3 2BB
Current Council Tax Band: C	Stamp Duty:* £0 at asking price
EPC Rating: C	Gas meter position:
Electric meter position: Cupboard in lounge	Water:
Boiler positioned:	Rear Garden Facing:
Loft:	Square foot:
Total Floor Area:	

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.

ENTRANCE FLOOR  
45.3 sq.m. (487 sq.ft.) approx.



TOTAL FLOOR AREA: 45.3 sq.m. (487 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency due to them.  
Issue with reference 12024

