



# WILLIAMS HEDGE

estate agents



Fisher Street, Paignton

Leasehold £135,000

Ground floor apartment | Well presented | Entrance hall | Lounge/diner | Shower room  
Large double bedroom | Kitchen | Patio | Level short walk to amenities | Close to public transport links  
| Communal gardens | Viewing highly recommended



# 6, CYPRESS COURT, 47, FISHER STREET, PAIGNTON, TQ4 5DU

A very well-presented appointed ground floor apartment situated in a particularly desirable McCarthy & Stone development. Constructed in 2007 this retirement complex is only a short level walk to Paignton town centre, the sea front, harbour and there is also a regular bus service close by with links to the surrounding area. The accommodation comprises entrance hall, large double bedroom, shower room, lounge/diner and kitchen. There is also a door from the dining providing access to outside patio. The development offers a range of excellent communal services such as the laundry room, ground floor residents lounge, guest suite, communal gardens, parking on a first come first serve basis, house manager and a secure entry system. Viewing highly recommended. For further information, please contact our office on 01803 554322.

## The Accommodation Comprises

**ENTRANCE HALL** - 2.31m x 2.03m (7'7" x 6'8")  
Doors to all principal rooms, smoke detector, ceiling light, smooth finish ceilings, coving, emergency pull cord, wall mounted thermostat controlling the heating, cupboard housing wall mounted electric consumer unit and electric meter, large storage cupboard with slatted shelving and ceiling light point and smooth finish ceilings housing the water tank.

**SITTING ROOM** - 7.52m x 3.23m (24'8" x 10'7")  
Large sitting room to dining area with two ceiling light points, smooth finish ceilings, coving, TV aerial point, electric feature fire with mantle and surround, electric Dimplex wall mounted heater, uPVC double glazed window to the rear and uPVC double glazed door opening to patio area, double panel doors opening to Kitchen, air conditioning.

**KITCHEN** Matching wall base and drawer units with roll edged work surfaces over, inset stainless steel sink with matching drainer, monoblock mixer tap, uPVC double glazed window to the rear, built-in four ring electric hob and extractor hood over, high level

electric oven, vinyl flooring, strip lighting, smooth finish ceilings, air conditioning.

**BEDROOM ONE** - 6.55m x 2.77m (21'6" x 9'1")  
Large double bedroom with electric panel heater, TV aerial point, double glazed double opening windows to the rear aspect, built-in mirror fronted wardrobes with hanging rail and shelving, ceiling light point, smooth finish ceilings, coving, space for further chest of drawers and wardrobes.

**SHOWER ROOM** - 2.01m x 1.65m (6'7" x 5'5")  
Very well-appointed shower room with matching white suite comprising low level close coupled WC with push button flush, wash hand basin with medicine cabinet below, large shower with raised shower tray, mains fed shower, tiled walls, coving, ceiling light point, extractor fan, light point, electric wall heater, emergency pull cord.

**PARKING** First come first serve basis.

## TENURE - LEASEHOLD

Length of lease - 125 years from 2007

Service charge - £3,000 per annum

Ground rent - £450 per annum

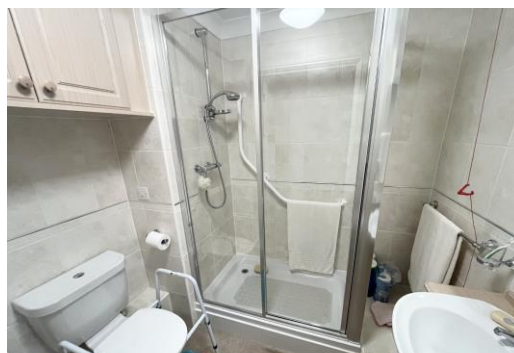
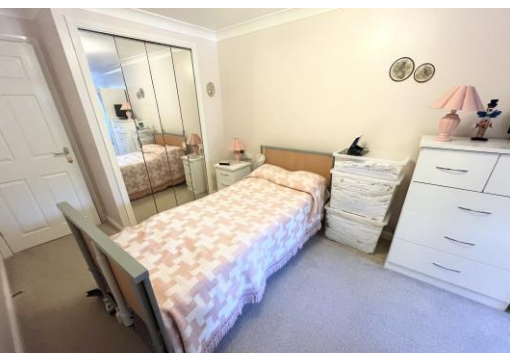
All Residents must be 60 years old and over.

**DEVELOPMENT FACILITIES** - Residents Lounge, Guest Suite available, Laundry Room, Garden areas, communal Car Park, Visiting Development Manager and 24 hour Emergency Call cover system.

Age: 2007 (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: C	Tenure: Leasehold
Services - Mains electric, water & sewerage, electric heating, double glazing.	
Electric Meter Position: Entrance hall	Gas Meter Position: N/A
Boiler Position: N/A	Water: Included
Loft:	Rear Garden Facing: N/A
Total Floor Area: approx. 51 sqm	Square foot: approx. 548 sqft

**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.



Zoopla!

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