

The whole of the apartment is highlighted below.



Tembani Court, Colin Road, Preston

Leasehold £209,950



WILLIAMS HEDGE
estate agents



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FLAT 81 TEMBANI COURT, COLIN ROAD, PRESTON, PAIGNTON, DEVON TQ3 2NQ
A Top Floor Spacious Retirement Apartment enjoying stunning panoramic sea views |
Refurbished to a high standard | Hallway | Lounge | Sun Balcony | Kitchen with integrated
appliances | Cloakroom | 2 Bedrooms | Stylish Shower Room/W.C |
Viewing Highly Recommended.

A top floor refurbished purpose built retirement apartment situated in an unrivalled position close to Preston Sea Front. The apartment occupies a prime position in this popular development being on the top floor and on the end of the building. The accommodation benefits from quite breathtaking panoramic sea views taking in much of the bay from Torquay Marina through to Berry Head and there is a sun balcony that takes full advantage of the location. The apartment has been refurbished to a high standard and is well presented throughout. The development enjoys many communal facilities including residents lounge and laundry. A particular feature of the development is the location and being close to the sea front and beaches, coastal path and also within walking distance of Preston shops and the main town centre, railway and bus station. Viewing of this exceptional apartment is highly recommended.

The Accommodation Comprises

Entrance door to

HALLWAY 20' 9" x 3' 0" (6.32m x 0.91m) With large airing cupboard/storage cupboard with hot water cylinder. Coved ceiling, night storage heater.

CLOAKROOM With white suite comprising of close coupled W.C, pedestal wash hand basin, tiled walls, extractor fan, coved ceiling.

LOUNGE 19' 6" x 10' 9" (5.94m x 3.28m) With attractive fireplace and hearth with fitted electric living flame style electric fire, night storage heater, coved ceiling, TV aerial point, wall light point, uPVC double glazed door and adjoining window opening to



SUN BALCONY 6' 4" x 5' 11" (1.93m x 1.8m) With tiled floor, enjoying stunning panoramic views over Preston Green and taking in lovely sea views of most of the bay from Torquay Marina, Thatcher Rock around the coastline to Berry Head.



From the lounge double doors open to

KITCHEN 7' 6" x 7' 1" (2.29m x 2.16m) approximately to irregular shape Fitted with modern range of white units with rolled edge work surfaces comprising inset 1 ½ bowl sink unit with drawers and cupboards under, inset electric hob with cooker hood over, space for appliance, integrated oven with warming drawer, integrated microwave oven with cupboard over. Range of wall cupboards, concealed lighting, coved ceiling, uPVC double glazed window, part tiled walls, stunning sea views over Preston Green taking in most of the bay.



BEDROOM 1 13' 6" plus door recess x 9' 3" (4.11m x 2.82m) With built-in wardrobe with mirror fronted doors, further range of fitted wardrobes with bed space between, bedside cabinets, fitted cupboards

over, uPVC double glazed window, night storage heater, coved ceiling, stunning open views across Preston Green taking in most of the bay.



BEDROOM 2 15' 3" x 9' 5" (4.65m x 2.87m) With coved ceiling, uPVC double glazed window, electric panel heater, lovely views across Preston Green to the sea beyond taking in most of the bay.



SHOWER ROOM/W.C With modern white suite comprising double shower cubicle with sliding glass door, electric shower unit, wash hand basin with bathroom cupboards under, close coupled W.C, tiled walls, bathroom cupboard with mirrored glass doors, coved ceiling, uPVC double glazed window, heated ladder style towel rail.



TENURE - LEASEHOLD

125 Years from 1995.

MAINTENANCE

Service Charge for 2021 £1,489.63 every six months. To include, buildings insurance, water, laundry, window cleaning, outside decoration, communal areas, lift, outside gardens, residents lounge.

Ground Rent - £291.25 paid every six months.

NOTES:

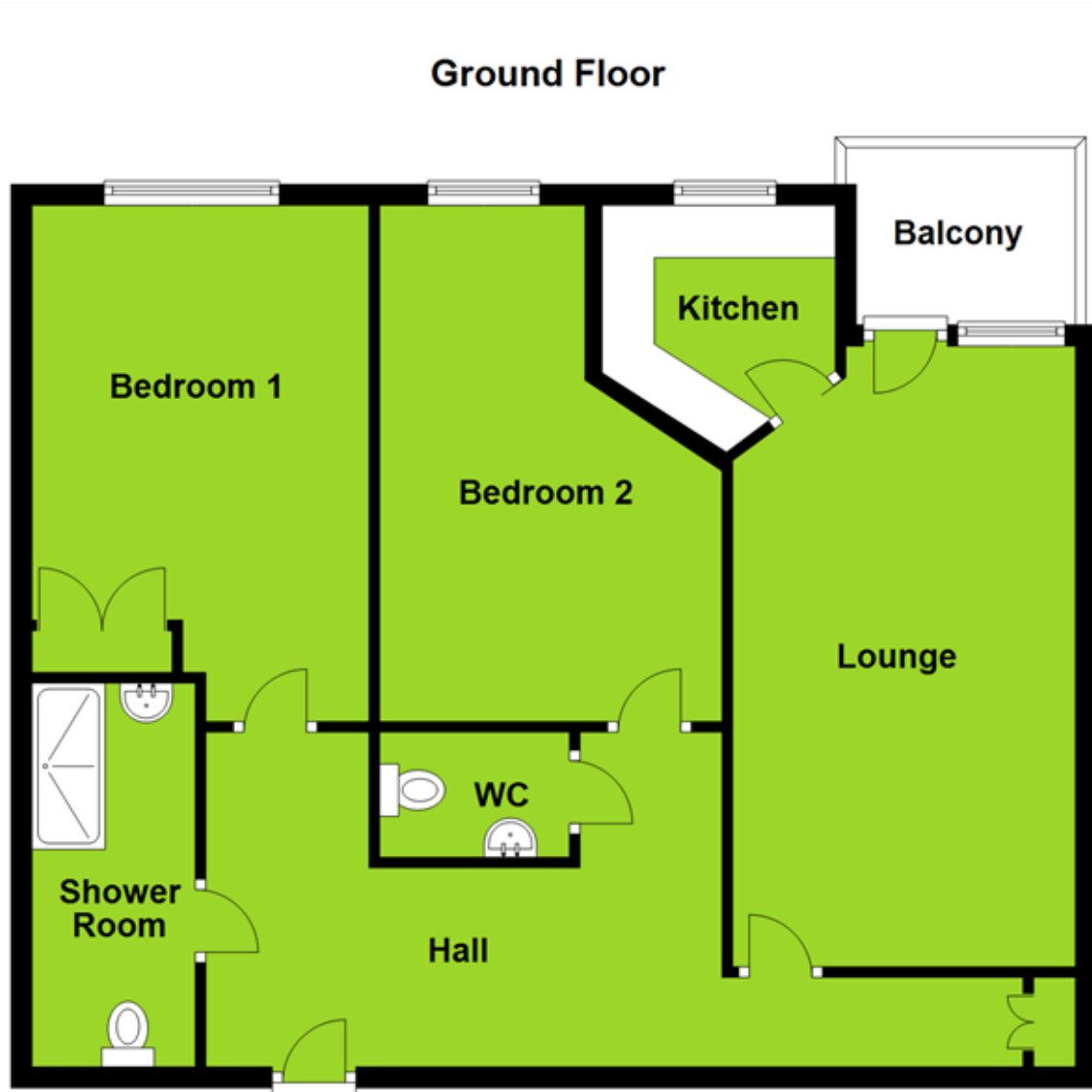
1. Residents need to be over 60 years of age.
2. If a couple are purchasing one partner needs to be over 55 years of age, with the other over 60.
3. Scheme Manager is resident on development and works Mon-Fri 9am-5pm.
4. There are 94 apartments in the complex.
5. Single & double occupancy guest rooms are available.
6. Heating is all electric - no gas into the properties.
7. Hairdresser and chiropodist visit the complex as required, as do the supermarkets Iceland & Tesco who offer a delivery service.
8. Parking – subject to availability – waiting list



Age: 1990s' (unverified)	Postcode: TQ3 2NQ
Current Council Tax Band: D EPC Rating: C	Stamp Duty: £1,699 at asking price
Electric meter position:	Gas meter position: N/A
Boiler positioned: N/A	Water: Included
Loft: N/A	Rear Garden Facing: N/A

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

This floor plan is not to scale and should only be used as a guide



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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