



**Ridgewater**  
Local • Independent • Experts

**2 Bedroom Apartment for Sale in Southfield Rise Paignton**

**£159,950**

# FLOOR PLAN



# DESCRIPTION

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Calling all 1st Time Buyers, a great opportunity to own your first home with 2 Double Bedrooms, Parking, Double Glazing and Gas Central Heating.

The property also benefits from the use of the communal gardens and is around a 10 minute walk from Paignton Town Center with its range of shops, transport and facilities.

From the allocated parking space at the front of the property, a few steps lead up to the communal garden, from here, the communal entrance leads to the hallway with access via a flight of stairs to Flat 4. Enter the property via the door leading into the entrance hall.

## ENTRANCE HALL

**LOUNGE 15'8" x 15'0" (4.8m x 4.57m)** Upvc Double glazed sash window with original shutters over looking the front, featuring high ceilings, radiator and 2 built-in cupboards.

**KITCHEN 12'10" x 6'7" (3.91m x 2.01m)** Range of wall and base units with built in electric fan oven oven and gas hob, space for fridge freezer and plumbing for

washing machine, there is also a combi boiler providing the hot water and gas central heating. Window overlooking the rear. Radiator

**BEDROOM 10'9" x 10'3" (3.29m x 3.12m)** With Upvc double glazed window overlooking the front with original wooden shutters, and radiator.

**BEDROOM 12'8" x 8'5" (3.86m x 2.57m)** With Upvc double glazed window overlooking the side and communal gardens with distant sea views, radiator.

**BATHROOM 14'11" x 4'6" (4.55m x 1.39m)** With white suite including bath with a shower over, white toilet and sink. Radiator

EPC Rating D

Council Tax Band B

Leasehold - 125 year lease from 2021

Service charges - £950 PA

Ground rent - £150 PA

# PHOTOS

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