

## The Accommodation

- SECURITY ENTRANCE WITH GATED ACCESS & SECURITY ENTRY SYSTEM
- OPEN PLAN LOUNGE/KITCHEN WITH INTEGRATED APPLIANCES
- 2 BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM & WC)
- MAIN BATHROOM & WC
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- ALLOCATED PARKING SPACE & VISITORS' PARKING
- LEVEL ACCESS
- CLOSE TO GOODRINGTON BEACH
- VACANT POSSESSION
- NO CHAIN

DBN4834



## Brief Description

Situated in a popular area of Goodrington, on the outskirts of Paignton town centre, in a favourable position very close to Goodrington beach and with local shops located just up on the main Dartmouth Road. A main bus route is close by with access to the nearby towns of Paignton and Brixham.

This purpose built ground floor apartment is offered for sale with no chain and vacant possession, and having the benefit of completely level access. "Seaways" was built in 2007 and comprises 9 apartments in total.

The accommodation offers communal entrance with security entry system and into Apartment 2, with entrance hallway, open plan lounge/kitchen, with the lounge having a patio door giving level access to the front of the building and parking areas. The kitchen has integrated fridge/freezer, washing machine, slimline dishwasher, oven and hob. Two bedrooms, both having built-in bedroom furniture and one having an en-suite shower room & wc. and a main bathroom & w.c. The apartment benefits from gas central heating and PVCu double glazing and has an allocated parking space, together with visitors' parking.



## PURPOSE BUILT TWO BEDROOM GROUND FLOOR APARTMENT CLOSE TO GOODRINGTON BEACH

*TENURE: Leasehold. 999 years from 2008.*

*MAINTENANCE CHARGES: £750 per annum.*

*GROUND RENT: £100 per annum.*

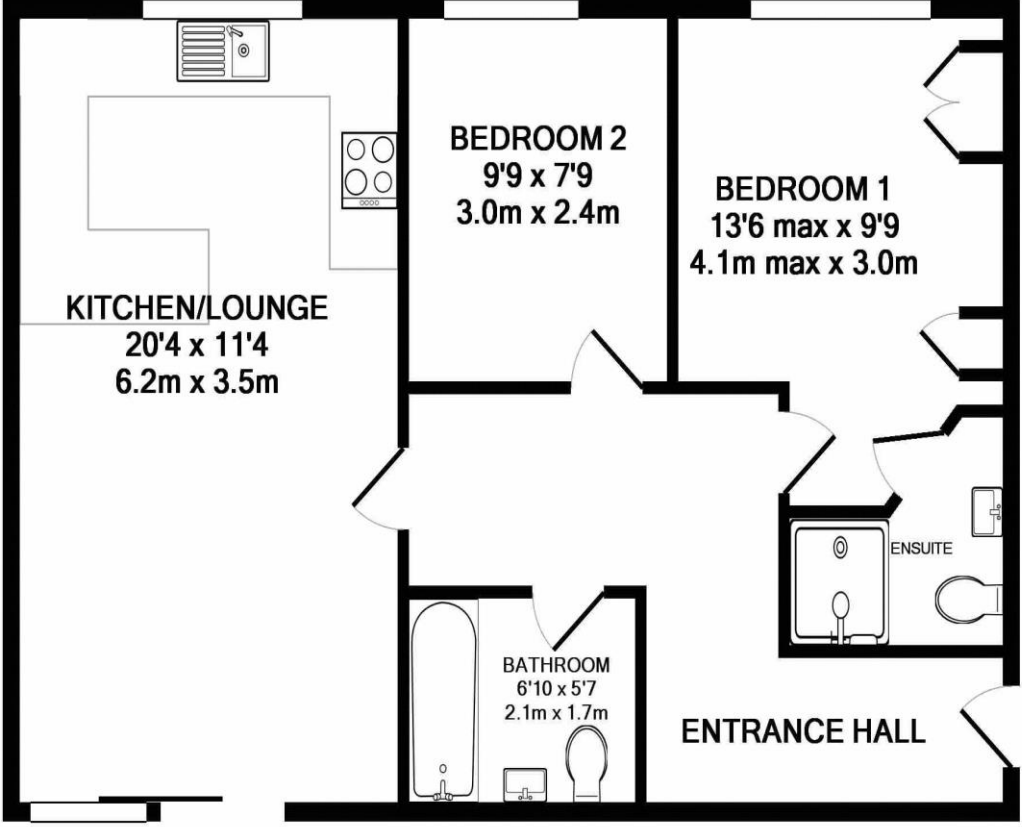
*N.B. Letting permitted - shorthold tenancy only. No holiday lets.*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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