



Torquay Road, Preston, Paignton

Leasehold £200,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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**A TOP FLOOR RETIREMENT APARTMENT IN A SOUGHT AFTER RESIDENTIAL LOCATION | CONVENIENT FOR AMENITIES AND BUS ROUTE | COMMUNAL ENTRANCE WITH STAIRS OR LIFT TO THIRD FLOOR | SPACIOUS ENTRANCE HALL | SITTING/DINING ROOM | SOME SEA VIEWS | FITTED KITCHEN | 3 BEDROOMS (1 WITH EN-SUITE BATHROOM/W.C) | SHOWER ROOM/W.C | DOUBLE GLAZING | ELECTRIC HEATING | WIDE RANGE OF COMMUNAL FACILITIES INCLUDING A RESIDENTS LOUNGE, LIBRARY, OBSERVATORY, RESTAURANT, ON SITE MANAGER/ADMINISTRATOR | NO ONWARD CHAIN | VIEWING RECOMMENDED.**

Situated on the top floor of this popular retirement development the property is accessed via a communal entrance hall with stairs or lift to the top floor. Once inside the apartment a spacious entrance hall leads to a triple aspect sitting/dining room with some sea views, fitted kitchen, three bedrooms, master with an en-suite bathroom/W.C. There is also a further shower room/W.C.

Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes PLC in 1989. Facilities include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24-hour emergency call system. Each property includes an entrance hall, lounge, kitchen, one, two or three bedrooms. It is a condition of purchase that residents be over the age of 55 years.

Situated in the sought-after level Preston which has an excellent range of amenities including small supermarket, a range of shops and restaurants, good access to bus services with further amenities also available in Paignton town centre.

**The Accommodation Comprises**

Communal entrance with stairs and lift to third floor, door to

**SPACIOUS ENTRANCE HALL** With coved and textured ceiling with pendant light point, smoke detector, hatch to roof space, electric heater, airing cupboard housing the hot water cylinder with fixed shelving, electric meter and consumer unit. Doors to

**SITTING ROOM/DINING ROOM** 22' 7" max x 10' 7" max (6.88m x 3.23m) With coved and textured ceiling, light point, triple aspect with uPVC double glazed tilt'n'turn windows to rear and side aspects with some sea views, electric heaters, electric fire with timber surround, TV connection point, telephone point, emergency pull cord, multi paned door to



**KITCHEN** 10' 4" x 9' 2" max (3.15m x 2.79m) With coved and textured ceiling with light point, uPVC double glazed tilt'n'turn window to rear aspect. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset single sink and drainer with mixer tap over, complementary tiled surrounds, matching eye level cabinets, space for electric cooker with extractor over, space for upright fridge freezer, breakfast bar.



**BEDROOM 1** 16' 9" max x 9' 4" max (5.11m x 2.84m) With coved and textured ceiling, pendant light point, uPVC double glazed tilt'n'turn window to side, electric radiator, fitted double wardrobe, fitted single wardrobe, emergency pull cord, archway to



**EN-SUITE** 9' 1" x 5' 6" (2.77m x 1.68m) With coved and textured ceiling with light point, extractor fan. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, tiled splashback, close coupled W.C, bidet, heated towel rail, emergency pull cord, wall mounted electric fan heater, strip light, shaver socket.



**BEDROOM 2** 13' 2" x 6' 9" (4.01m x 2.06m) With coved and textured ceiling, pendant light point, uPVC double glazed tilt'n'turn window to side aspect with sea views towards Torquay, wall mounted electric panel heater.



**BEDROOM 3** 10' 4" max x 7' 1" max (3.15m x 2.16m) With coved and textured ceiling, pendant light point, uPVC double glazed tilt'n'turn window to rear aspect, wall mounted electric panel heater.

**SHOWER ROOM/W.C** 6' 9" max x 5' 1" max (2.06m x 1.55m) With textured ceiling with light point, extractor fan. Comprising shower cubicle with sliding doors and electric shower, pedestal wash hand basin, tiled splashback, close coupled W.C, heated towel rail, wall mounted electric fan heater, shaver socket.



## TENURE - LEASEHOLD

Original 150 year Lease from November 1990

Freeholder: Hart Retirement Developments

Management Company: Peverel

If you would like to contact the Head Office of the Peverel Group, please call 01425 638863 or email enquiries@peverel.co.uk

Maintenance/Services Charges - £ to be confirmed to include water charges, buildings insurance, cost of onsite administrator and accommodation, general maintenance, cleaning, heating and internal decoration of communal areas, external decor, gardening, lift maintenance, window cleaning six times per year. No Ground Rent.

Alarm System: Alerts the manager. However, if manager is off site, the alert is diverted to a Central Control Room (Careline)

## AGENTS NOTE

Communal lounge with kitchen facilities, two guest suites (understood to be approximately £20 per night single). Two communal laundry rooms, cable TV, restaurant facilities (lunch time Sunday to Thursday inclusive), 24-hour emergency care line system, roof observatory/sun lounge, two sun decks, on site manager (lives in complex) Monday to Friday 9am to 5pm. Coffee mornings/bingo Tuesday/Saturday, residents communal parking spaces in the car park (not allocated).

Age: 1989 (unverified)	Postcode: TQ3 2UB
Current Council Tax Band: E	Stamp Duty:* £1,500 at asking price
EPC Rating: C	
Electric meter position:	Gas meter position:
Boiler positioned:	Water: Included
Loft: N/A	Rear Garden Facing: N/A

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.

This Floorplan 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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