



PAIGNTON HARBOUR

Cleveland Road, Roundham

Leasehold £197,500



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

7 OCEAN VIEW, CLEVELAND ROAD, PAIGNTON, DEVON, TQ4 6EL

TOP FLOOR APARTMENT | UNINTERRUPTED VIEWS ACROSS PAIGNTON HARBOUR | LIGHT BRIGHT AIRY ACCOMMODATION | ALLOCATED PARKING | COMMUNAL GARDENS WITH SEA VIEWS | COMMUNAL ENTRANCE WITH STAIRCASE TO TOP FLOOR | ENTRANCE HALL | OPEN PLAN SITTING/DINING ROOM AND KITCHEN | TWO DOUBLE BEDROOMS | BATHROOM WC | GAS CENTRAL HEATING | DOUBLE GLAZING EPC C.

A well-presented top floor apartment enjoying uninterrupted views across Paignton harbour and far reaching views towards Torquay and out to sea. The apartment is located on the top floor of the development and offers light bright airy accommodation. Internally comprises a reception hall open plan sitting room/kitchen with uninterrupted sea views, two double bedrooms, and a bathroom/WC. The property is further complimented throughout with UPVC double Glazed windows and gas central heating. The property offers excellent potential for a second home or a permanent harbourside residence. An internal inspection is highly recommended in order to appreciate the accommodation on offer and a fantastic far-reaching sea view.

The property enjoys a convenient situation just behind Paignton harbourside with a good choice of restaurants/café's and convenience store. Amenities of Paignton seafront also within walking distance as all the shopping facilities within the town centre itself.

The Accommodation comprises of

COMMUNAL ENTRANCE With stairs to top floor.

ENTRANCE HALL 15' 8" x 3' 7" Max (4.78m x 1.09m)

With coved ceiling with pendant light points, smoke detector, door entry intercom system, radiator with thermostat control, cupboard housing the electric meter, and consumer unit, storage cupboard, doors to



OPEN PLAN SITTING/DINING ROOM AND KITCHEN

20' 4" max x 19' 8" max (6.2m x 5.99m)

KITCHEN With directional spotlights, fitted kitchen comprising a range of base and draw units with rolled edge work surfaces over, inset single sink and drainer with mixer tap over, in set four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, built-in electric oven, space for under worktop fridge, space and plumbing for washing machine.



SITTING/DINING ROOM Coved ceiling with directional spotlights, UPVC double glazed windows with views across Paignton harbour and out to sea, TV connection point, cupboard housing the Combi boiler, two radiators with thermostat control.



BEDROOM 1 17' 12" max x 9' 7" max (5.49m x 2.92m)

Coved ceiling with directional spotlights, triple aspect room with views across to Paignton including views of Paignton beach and pier, radiator with thermostat control, two under eaves storage cupboards.



BEDROOM 2 14' 7" x 8' 6" (4.44m x 1.75m) Coved ceiling with pendant light point, UPVC double glazed window with open views, radiator with thermostat control.



BATHROOM/WC 5' 11" x 6' 5" (1.8m x 1.96m) Coved ceiling with light point, extractor fan, comprising panelled bath with shower over, pedestal wash and basin, close coupled WC, radiator with thermostat control



TENURE- LEASEHOLD

Length of Lease: 999 (approx) Years from 2000
Ground Rent: Nil

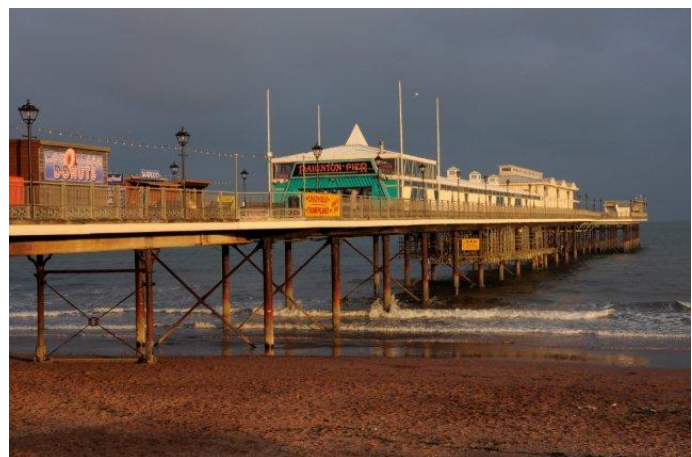
COSTS AND MANAGMENT

Maintenance: £900 pa building insurance, general maintenance of communal areas. Maintenance of Building.

Management company: APA Management Services Freeholder - Ocean View Cleveland Road (Management Company) Limited 03785336 1/8 share of the freehold allocated to all owners.

GENERAL ADVICE

1. Allocated parking space x1
2. No Age restrictions on residents
3. No holiday letting
4. Pets not allowed
5. Sub Letting allowed
6. Number of Apartments in Complex:8
7. Ok as a second home



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



Age: Converted in 1998 (unverified)	Postcode: TQ4 6EL
Current Council Tax Band: D	Stamp Duty:* £1,450 at asking price
EPC Rating: C	
Electric meter position: Hall	Gas meter position: Ground floor cupboard
Cupboard	
Boiler positioned: Combi boiler in lounge cupboard	Water: Meter
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.

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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