



**TORBAY PROPERTY MANAGEMENT**  
Sales & Lettings



**Elmsleigh Court, Elmsleigh Road, Paignton, TQ4 5AB**

**£135,000**

Well presented one bedroom second floor apartment for over 55's situated in a convenient location within a short distance to the town centre, local shops and bus routes with off road parking, gas central heating and small balcony.

The apartment comprises of lounge with French doors off to a small balcony, opening onto a modern fitted kitchen, spacious double bedroom and modern shower room and benefits from multiple storage cupboards and access onto a pleasant roof terrace as well as lift providing access to all floors.

- One Bedroom Second Floor Apartment with Lift Access
- Allocated Off Road Private Parking
- Sought After Location Close to Local Shops & Amenities
- Double Glazing & Gas Central Heating



*Scan me*



35 TORWOOD STREET, TORQUAY, TQ1 1ED  
WWW.TPMTORBAY.CO.UK / INFO@TPMTORBAY.CO.UK  
01803 295291 - VAT REG NO. 7688296 58

## ENTRANCE

Accessed through a secure communal entrance with level access to stairs and lift providing access to all floors.

## ENTRANCE HALL

Entrance hallway with doors off to principle rooms, door intercom phone and two built in storage cupboards.

## LIVING ROOM

**10'10" x 10'2" (3.31m x 3.09m)**

Bright living room area with French patio doors to a private balcony, carpeted floors, coving and central heating radiator opening to:

## KITCHEN

**9'0" x 7'9" (2.74m x 2.35m)**

Modern fitted kitchen with vinyl flooring, range of wall and base kitchen units with laminate worktops, upvc double glazed window to front aspect, electric oven, gas 4 burner hob, sink and drainer, built in fridge freezer, extractor hood, combi boiler and central heating radiator and small space available for table and chairs.

## BEDROOM

**10'10" x 9'4" (3.31m x 2.84m)**

Spacious double bedroom with carpeting, coving and upvc double glazed window to side aspect and central heating radiator.

## SHOWER ROOM

Modern shower room with suite consisting of low level wc, pedestal wash hand basin, corner shower enclosure with rainfall mixer shower, vinyl flooring, tiled walls, extractor fan, central heating towel radiator, mirrored medicine cabinet and upvc double glazed window to rear aspect.

## LAUNDRY

Shared laundry room available to all residents

## PARKING

Allocated off road parking for one car, visitors parking space and on road parking available outside.

## RESTRICTIONS

Over 55's only, no pet or holiday letting allowed.



**DO YOU HAVE A PROPERTY TO SELL?**

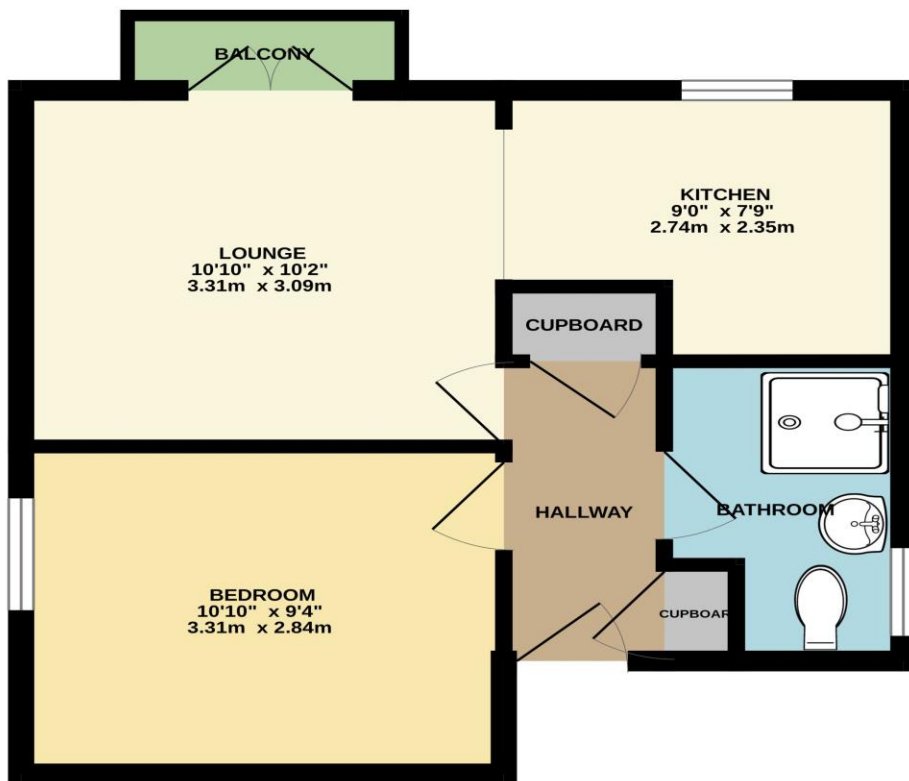
Torbay Property Management can sell your property for just 1.00% + VAT \*

Call us today on 01803 295291 to book your Free, No Obligation Valuation and see how much you can save!

Our Sales Service includes Photographs, Floor Plans, Viewings & Advertising on Zoopla & On The Market.

\*1.2% inc VAT, Subject to a minimum fee of £1200.00 inc VAT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Disclaimer:** These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for co-operation.



# MATERIAL INFORMATION:

**PROPERTY ADDRESS:**

Elmsleigh Court, Elmsleigh Road, Paignton, TQ4 5AB

---

**PROPERTY TYPE:**

Second Floor Flat

**CONSTRUCTION:**

Standard Construction

**SOURCE OF HEATING:**

Gas Central

**SOURCE OF ELECTRIC SUPPLY:**

Mains

**SOURCE OF WATER SUPPLY:**

Mains

**SEWERAGE:**

Mains

**BROADBAND CONNECTION:**

Copper

**MOBILE SIGNAL/COVERAGE:**

Likely to have good coverage (Ofcom)

**PARKING:**

Allocated Parking Space

**BUILDING SAFETY ISSUES :**

None known

**RIGHTS & RESTRICTIONS:**

None known

**FLOOD & EROSION RISK:**

None Known

**PLANNING PERMISSION /  
DEVELOPMENT PROPOSALS:**

None Known

**PROPERTY ACCESSABILITY /  
ADAPTIONS:**

Level Access / Ramps / Lift

**COALFIELD OR MINING AREA:**

No

---

**TENURE:**

Share of Freehold

**LENGTH OF LEASE:**

125 years from 31 December 2001

**ANNUAL GROUND RENT:**

None

**GROUND RENT REVIEW PERIOD:**

Not Applicable

**ANNUAL SERVICE CHARGE:**

£1656.00

**SERVICE CHARGE REVIEW PERIOD:**

Annually

---

**COUNCIL TAX BAND:**

A

**ENERGY PERFORMANCE RATING:**

C

---

Viewings by appointment only -  
please call 01803 295291 to register  
your interest.