

for sale

£150,000



## Cypress Court Fisher Street Paignton TQ4 5DU

This retirement apartment is at Cypress Court where you are in an ideal location for the amenities of the town centre, excellent bus routes and a short distance from the sea front. Two bedrooms, lounge/dining room, kitchen and bathroom. Wrap-around private use balcony. NO CHAIN.

# Cypress Court Fisher Street Paignton TQ4 5DU

## Cypress Court Complex

This retirement complex offers a residents lounge and laundry room.

There is a guest suite available for guests at a small cost.

Car-parking spaces but they are not allocated and are on a first come, first served basis.

Well-kept communal gardens with lawned areas, flower borders, well established shrubs all enclosed by natural stone walls and metal balustrades.

24 hour Careline call system as well as a Monday-Friday visiting house manager.

## Accommodation

To the front of the Complex is a secure communal entrance leading into

## Communal Entrance Hallway

Lift and stairs to all floors. This flat is located on the top floor of the complex.

## Entrance Hallway

Hallway has access to loft space, wall mounted electric heater, wall mounted intercom entry system, an emergency pull cord, storage cupboard housing mains fuseboard and meters, further storage cupboard with shelving, cloak hooks and hot water system.

## Lounge/dining Room

21' 3" Max x 13' 5" Max ( 6.48m Max x 4.09m Max )

The Lounge is a light and spacious room with uPVC double glazed window to the side aspect and uPVC double glazed door with side panelled window leading out on to the balcony. Wall mounted electric flame effect fire, television point, telephone point, electric heater and double doors into



## **Kitchen**

9' x 6' ( 2.74m x 1.83m )

Kitchen has strip light with ceiling extractor and uPVC double glazed window, a suite comprising of matching wall and base units with under unit lighting and roll top worksurface over, single stainless steel sink unit with drainer and mixer tap over with complimentary tiled splashbacks, integral electric eye level oven with four ring ceramic hob and canopy hood above, integrated freezer and refrigerator.

## **Bedroom One**

12' 2" To the front of the wardrobe x 10' 3" ( 3.71m To the front of the wardrobe x 3.12m )

uPVC double glazed window overlooking the balcony with television point wall mounted electric heater, telephone point, built in wardrobe with folding high glossed finished doors housing hanging and shelving space.

## **Bedroom Two**

14' 3" max x 8' 5" ( 4.34m max x 2.57m )

uPVC double glazed window overlooking the balcony with wall mounted heater, space for wardrobes in recess.

## **Shower Room**

Modern suite with double shower cubicle, mains shower over and sliding glazed screen, handwash basin set into vanity unit with storage cupboard below, wall mounted mirror above with strip light over, emergency pull cord, wall mounted dimplex heater, low level WC with medicine cabinet above, tiling to the walls, heated towel rail.

## **Balcony**

Access via the lounge is the balcony, with timber decked floor and glass balustrade overlooking the surrounding area.

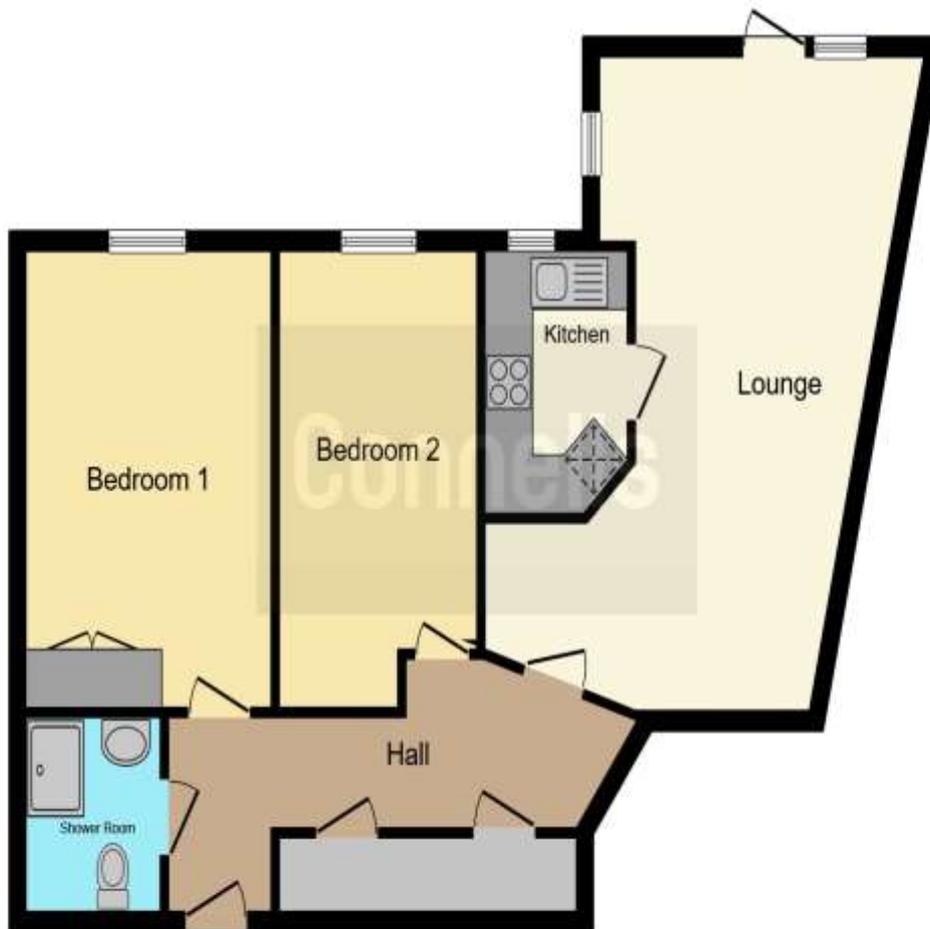
## **Outside**

There are well-kept communal gardens and parking is on a first come first served basis.

The Number 12 bus runs outside the complex.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
PAIGNTON TQ4 5BP

Property Ref: PGN309881 - 0020

**Tenure:** Leasehold

**EPC Rating:** C

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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