



16 Cleveland Court Cleveland Road  
Paignton TQ4 6EW  
**£295,000**

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**Winfields**

Sales & Lettings

Winfields are delighted to introduce to the market this bright and modern 2 bedroom apartment located in the highly sought after residential area of Roundham. Enjoy a level walk to the picturesque harbourside and the Paignton sea front and promenade. The vibrant harbour area offers several bars, cafes, a convenience store, restaurants and ferry services around the bay.

- Top floor two bedroom apartment
- Central location
- Well maintained gardens
- Stunning sea views
- Garage and visitors parking area
- Newly externally redecorated
- Walking distance to town, harbour and beaches

#### Entrance

Communal entrance with security entry system, stairs rising to 2nd floor, each landing offering hints of the sea views. New F30S fire door leading to internal hallway with feature mirror, double width storage cupboard housing modern consumer unit.

#### Lounge/Dining Room

18'0" x 12'5"

Stunning panoramic sea views, night storage heater, TV point, Virgin fibre point, door leading to open balcony with stunning sea views of Paignton sands, the pier and round to open sea.

#### Bedroom 1

12'9" x 11'9"

Panoramic sea views, night storage heater, TV point

#### Bedroom 2

12'5" x 11'5"

Sea peeps, fitted wardrobes with sliding mirrored doors, TV point

#### Bathroom

10'2" x 6'2"

Bathroom comprising modern white bath suite with mains shower over, low-level wc, wash basin, heated towel rail, sea peeps, lino flooring

#### Kitchen/Breakfast Room

14'5" x 8'10"

Sea peeps, integrated appliances including fridge/freezer, slimline dishwasher, washing machine, double oven and induction hob, hot water cylinder, ample floor and wall units, breakfast bar, TV point, door leading to enclosed balcony

## Garage

Spacious garage, up and over door

Agent notes: -

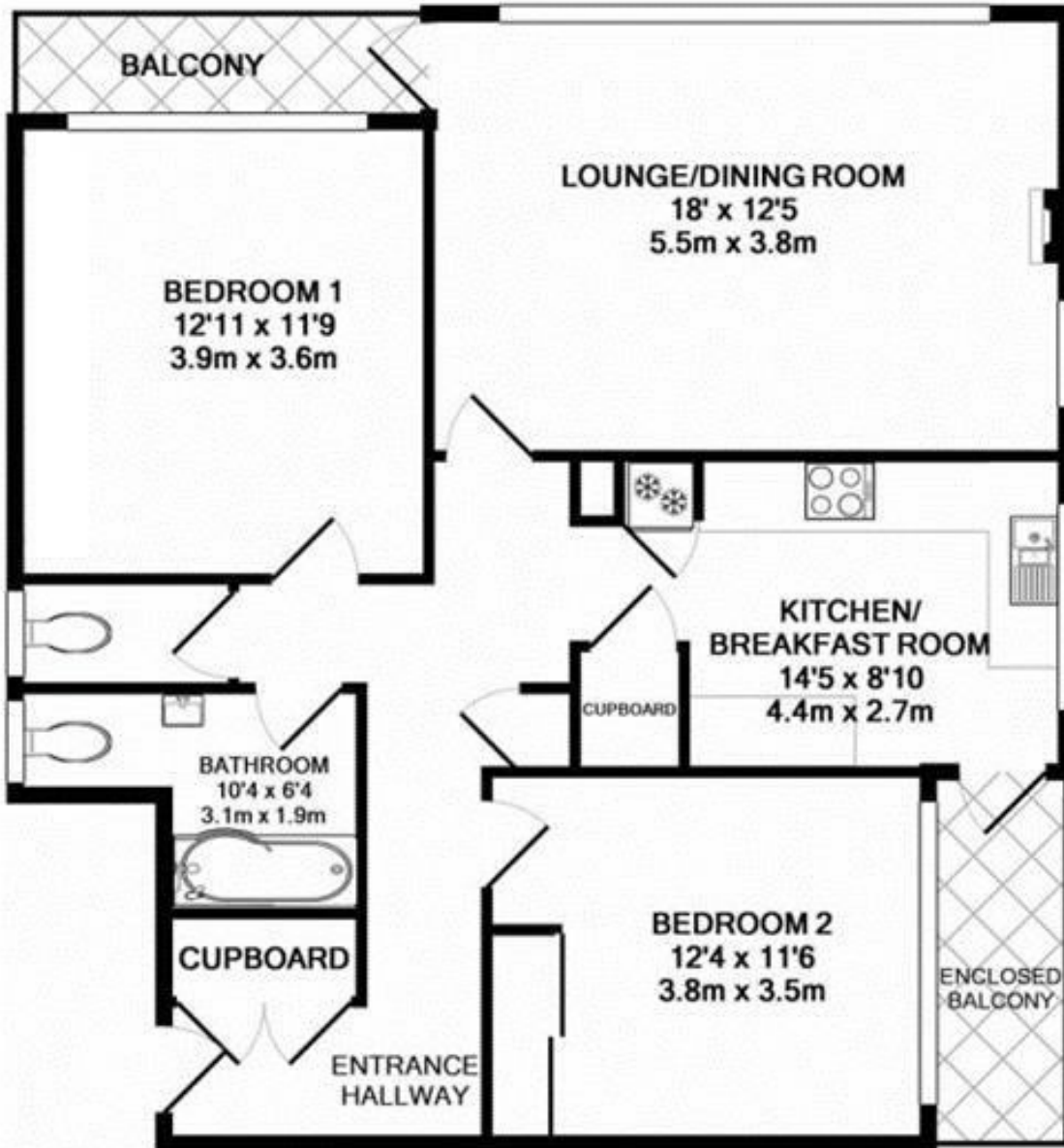
- Tenure: leasehold. 999 years from 1965
- Maintenance: £1200 per annum (to include buildings insurance, cleaning of communal areas, lighting of communal areas & communal gardens).
- Ground rent: £35 per annum.
- Council Tax Band: C
- EPC Energy rating E
- Subletting: Allowed
- Pets: Allowed
- Managing agents: Crown
- Paignton Station 0.4 miles







# FLOOR PLAN & E.P.C.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



# Winfields

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