

## Bosuns Point, Alta Vista Road, Roundham, Paignton, TQ4 6BH



A spacious and well presented **FIRST FLOOR APARTMENT** enjoying lovely sea and coastal views across Youngs Park and Goodrington Sands, with light and bright, southerly facing lounge/dining room and generous covered **BALCONY**.

A fitted kitchen leads off the lounge/dining room and there are two double bedrooms with plentiful wardrobe space and storage cupboards, the master bedroom has an en suite shower room/w.c. and there is a further bathroom/w.c. A secure entry system along with gated, allocated and visitor parking make this apartment very easy and secure living.

Bosuns point is an exclusive development of quality apartments which were constructed in 2002, and are located in the sought after Roundham area of Paignton with the harbour, sea front and town centre approximately two thirds of a mile away, a local number 25 bus stop is just down the road. Youngs Park and Goodrington Sands are easily accessible, just a few hundred yards walk away.

**£253,500 Leasehold**

Front door with entry phone system opening to communal hallway. Staircase to first floor and eight further stairs to the access door to the car parking area.  
Private front door to number 10.

#### ENTRANCE HALL.

Good size entrance hall with double cloaks cupboard and very useful walk in storage cupboard approx 6'4 x 3'3 with light, power point and electrics consumer unit. Radiator. Three wall lights. Telephone intercom system. 'Hive' heating control.

#### LOUNGE/DINING ROOM. 17' 8" x 13' 4" (5.38m x 4.06m)

A lovely light and bright room enjoying a southerly aspect and views across Youngs Park and Goodrington Sands. Triple arch shaped feature windows to front and further window to side. Fire surround with pebble effect electric fire. Two radiators. Door to...

#### COVERED BALCONY. 11' 5" x 6' 9" (3.48m x 2.06m) approx.

Southerly facing balcony enjoying some sea views as previously mentioned across Youngs Park and Goodrington Sands.

#### KITCHEN. 8' 5" x 8' 0" (2.56m x 2.44m)

Good range of beech effect fitted wall and base cupboards with granite working surfaces and inset ceramic sink and drainer. Tiled surrounds. Integral dishwasher and washer/dryer. Built in 'Smeg' cooker with cooker hood over. 'Worcester' combination boiler (fitted November 2022)

#### MASTER BEDROOM. 11' 2" x 9' 0" (3.40m x 2.74m)

##### min + door recess

Window with outlook to front. Radiator. Deep wardrobe/cupboard and wall of mirror front wardrobes with various handing rails and shelving.

#### EN SUITE SHOWER ROOM/W.C.

Comprising tiled shower enclosure with fitted shower. Concealed flush W.C. and washbasin with mixer tap. Tiled surrounds and floor. Fitted medicine cabinet and display shelves. Heated towel rail. Extractor fan. Obscured window.

#### BEDROOM 2. 11' 4" x 9' 5" (3.45m x 2.87m)

Window to front aspect enjoying some sea and beach views. Radiator. Triple width mirror fronted wardrobe with hanging rails and shelving.

#### BATHROOM/W.C.

White suite of panelled bath with mixer tap and shower attachment, shower screen to side. Concealed flush W.C. and inset washbasin. Tiled surrounds and floor. Heated towel rail. Fitted medicine cabinet. Extractor fan. Obscured window.

#### OUTSIDE.

The Apartment benefits from one allocated/numbered parking space and visitor parking spaces within a secure gated parking area.

#### LEASEHOLD DETAILS:

199 year lease issued in 2002 Our vendor informs us the maintenance Charge is currently £2,500 per annum to include buildings insurance, communal area cleaning and maintenance and gardening.

No ground rent.

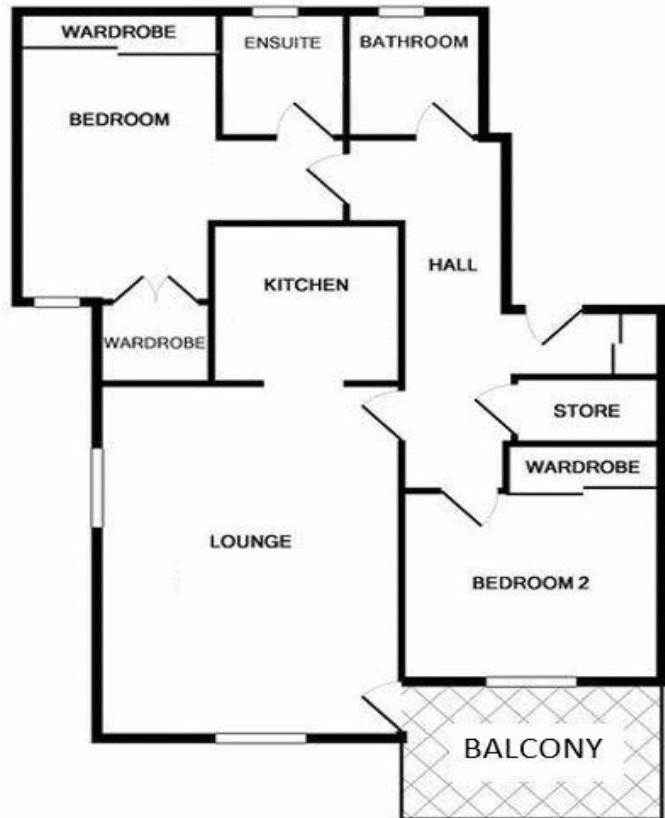
Management Company- CJMS (Torquay)

No holiday letting permitted but short hold tenancy letting is permitted.

Pets are permitted.

#### ENERGY RATING: C COUNCIL TAX BAND: D

**NOTE:** The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider about mobile coverage in the area.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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