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AMBASSADOR HOUSE
PAIGNTON TQ4 6JA
Share of Freehold



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A beautifully presented ground floor apartment located in the popular area of Roundham close to Paignton sea front and Goodrington beach. The property is well presented throughout and has many great features including underfloor heating and luxury kitchen appliances. In brief it comprises of two bedrooms, master en-suite, bathroom, kitchen and lounge/diner. It has its own parking space located in the underground garage as well as access to extra storage. Location This new build maisonnette in the area of Roundham is ideally situated with easy access to local transport links just 0.4miles from paignton train station. Positioned in a fantastic location for both local residents and holiday makers making this property ideal for first time buyers or investors. The property is a short walk from Paignton Seafront and Harbour, Paignton Town Centre and its various wonderful beaches.



Hall

Coving. Underfloor heating. Airing cupboard.

Living/Dining Room 17' 4" x 9' 7" (5.29m x 2.93m)

Front elevation double glazed bay window. Coving. Underfloor heating.

Kitchen 6' 7" x 13' 4" (2m x 4.06m)

Front double glazed sash window. Fitted wall and base units. Roll top worktops. Sink with drainer. Fitted dishwasher. Fitted washing machine. Oven. Integrated Fridge Freezer. 4 ring hob. Cooker hood. Coving.

Bedroom One 17' 3" x 10' 6" (5.25m x 3.19m)

Front elevation double glazed sash window. Coving. Underfloor heating.

En-suite

Shower cubicle. Low level WC. Wash and hand basin. Tiling. Coving. Extractor fan. Mirrored Cabinet.

Bedroom Two 6' 8" x 12' 10" (2.04m x 3.91m)

Front elevation double glazed sash window. Coving.

Bathroom

Panelled bath. Shower over. Low level WC. Wash and hand basin. Extractor fan.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	77
		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.