



**31 Albany Court, 24 Polsham Park**

Paignton

Guide Price **£120,000**

ABSOLUTE



## 31 Albany Court

24 Polsham Park, Paignton

Well presented two bedroom retirement apartment for over 55s with sunny balcony, modern kitchen, communal facilities, gardens, and parking. Close to town centre and local amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well presented retirement apartment within favoured development
- Appealing parkside location convenient for town centre and amenities
- First floor with sunny balcony overlooking gardens
- Good size living room with pleasant outlook
- Modern fitted kitchen with integrated appliances
- Two double bedrooms, one with built in wardrobes
- Modern fitted shower room
- Residents lounge, guest suite, laundry and communal gardens
- Lift access, secure intercom entry and emergency call system
- Parking on first come first served basis
- Minimum age requirement as 55 years and over



## 31 Albany Court

24 Polsham Park, Paignton

Ideal location for convenience access town centre shopping and amenities. The development adjoins Victoria park with pleasant walks, seating areas and access to Paignton seafront and promenade.

### Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road – TQ4 5BP

01803 890110

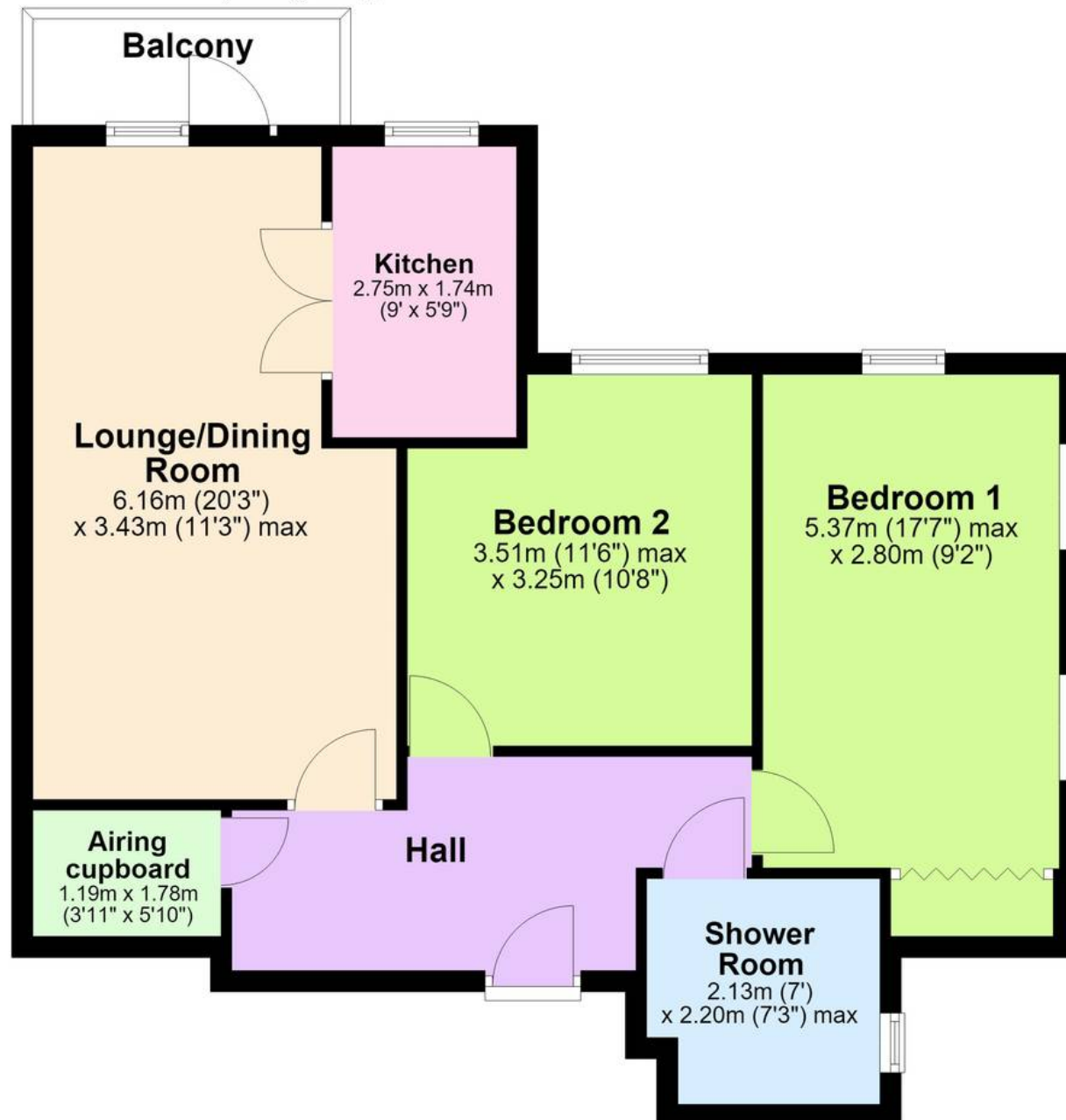
[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>



## First Floor

Approx. 65.8 sq. metres (708.3 sq. feet)  
(excluding Balcony)



Total area: approx. 65.8 sq. metres (708.3 sq. feet)