

www.garganandhart.co.uk

01803 897321



# Gargan & Hart

Estate Agents



St Andrews Court | Cadewell Lane | Torquay | TQ2 7HP

**£140,000**

Experienced Estate Agents working for you.

## DESCRIPTION

This well presented first floor apartment is situated within a purpose built development located in the desirable residential area of Shiphay. The development itself is within a couple of minutes' walk from a local bus route, food stores, post office, and hairdresser's and within easy walking distance of a doctors' surgery and pharmacy. Torbay Hospital is half a mile away and Torquay town centre, The Willows retail park and arterial roads to Newton Abbot, Exeter and Plymouth are all easily accessible.

The property is accessed via a communal main entrance, with security phone entry system, and is located to the first floor. A private entrance door opens to a reception hall with two useful storage cupboards, one housing the apartment's hot water cylinder and immersion heater. The principal rooms lead off the reception hall and comprise a spacious and light lounge/diner with double glazed window and outlook to rear. A door, from the lounge, opens to a modern newly installed kitchen with double glazed window to side aspect. The kitchen is equipped with a range of modern white fronted base and wall units and includes an integral electric cooker, with space for a washing machine and fridge freezer. Both bedrooms have built-in wardrobes with double glazed windows to side aspect. The apartment benefits from electric heating and double glazing and is decorated neutrally throughout.

Outside, to the front of the development there are attractive and well stocked communal flower and shrub beds, with feature palm trees. A paved path leads to a canopied communal main entrance with outside light. To the rear of the development is a garage en bloc and communal bin store.

This sensibly priced apartment would make a great first time buy or investment and viewing is therefore highly recommended.

## ROOMS AND DIMENSIONS

### RECEPTION HALL

### LOUNGE/DINER

11' 04" x 10' 10" (3.45m x 3.3m)

### KITCHEN

7' 04" x 9' 11" (2.24m x 3.02m)

### BEDROOM 1

8' 09" x 11' 01" (2.67m x 3.38m)

### BEDROOM 2

11' 08" x 5' 03" (3.56m x 1.6m)

### BATHROOM

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

## DIRECTIONS

From Newton Road, at the traffic lights turn into Shiphay Lane. At the next set of traffic lights turn right into the continuation of Shiphay Lane proceeding some distance before turning right at the mini roundabout into Cadewell Lane. St Andrews Court will be seen a short distance along to the right hand side.

## ADDITIONAL INFORMATION

Tenure - Leasehold

Length of Lease - 166 Years Remaining

Service Charge - £1393.00 per annum

Local Authority - Torbay Council

EPC Rating - C



- First Floor Apartment
- Convenient Location
- 2 Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen
- Bathroom
- Garage En Bloc
- Ideal First Time Buy/Investment

## Apartment



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU