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01803 897321



Gargan & Hart

Estate Agents



St. Lukes Road South | Torquay | TQ2 5YQ

£115,000

Experienced Estate Agents working for you.

DESCRIPTION

A wonderful opportunity to acquire a first floor studio apartment enjoying stunning panoramic sea views over Torbay, from Torquay Marina across to Brixham and Berry Head beyond. The purpose built development is conveniently located in an elevated position on Waldon Hill, with a local bus route nearby and within walking distance of Torquay town centre and its vibrant seafront promenade with its array of shops, restaurants and theatre. The apartment is also well placed for access to Torquay mainline train station, with direct access to Newton Abbot and London, and arterial roads to Exeter, Plymouth and the M5 motorway.

The accommodation benefits from its own private entrance opening to a reception hall from which the principal rooms are accessed. The well presented accommodation is neutrally decorated through and comprises a lovely and spacious open plan living area which is arranged into three defined areas – a modern kitchen area, with breakfast bar and space for appliances, which leads to the living and bedroom areas, both sharing a large double glazed picture window to the rear which provides plenty of natural light and enjoys fabulous sea views over Torbay. In addition, there is a modern bathroom with useful storage cupboard.

Outside, there are attractive well maintained communal gardens, an allocated parking space and visitors' parking.

For those looking to capture seaside living then look no further than this excellent apartment which deserves internal inspection and would make a great first buy, investment or holiday home.

ROOMS AND DIMENSIONS

RECEPTION HALL

OPEN PLAN KITCHEN/LOUNGE/BEDROOM
20' 07 Max" x 13' 11 Max" (6.27m x 4.24m)

BATHROOM

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Torquay town centre continue along Torbay Road. At the traffic lights turn into Sheddon Hill and continue some distance before turning right into St Lukes Road. Proceed straight on into St Lukes Road South and continue some distance where the property will be seen along to the right hand side.

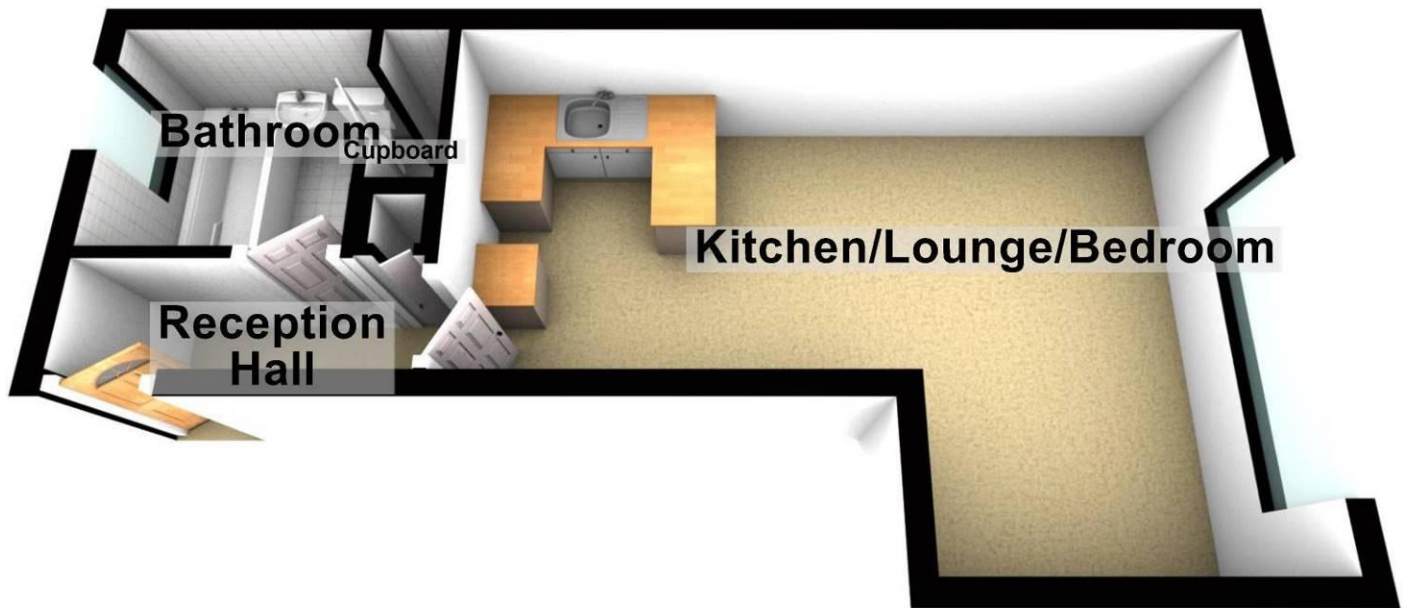
ADDITIONAL INFORMATION

Tenure – Leasehold
Length of Lease – 84 Years Approx.
Service Charge – £1,000pa Approx.
Council Tax Band – A
Local Authority – Torbay Council
EPC Rating - D



- First Floor Apartment
- Stunning Sea Views
- Close to Sea Front & Torquay Town Centre
- Open Plan Kitchen/Lounge/Bedroom
- Modern Bathroom
- Communal Gardens & Allocated Parking
- First Time Buy/Investment/Holiday Home
- Viewing Highly Recommended

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