



St. Lukes Road | Torquay | TQ2 5NY

Guide Price £110,000-£120,000

- Spacious First Floor Apartment
- Double Bedroom
- Good Size Lounge/Dining Room
- Bathroom

- CHAIN FREE
- Allocated Parking Space
- Convenient Location
- Ideal Investment or FTB Home

Experienced Estate Agents working for you.

This well presented first floor apartment sits in a convenient location just a short walk from Torquay's bustling seafront promenade and town centre. The spacious accommodation briefly comprises a good size lounge/dining room, modern kitchen, double bedroom and bathroom and benefits from UPVC double glazing and an allocated parking space. The property would make a great low maintenance holiday home, an ideal first time buy or, with a potential income of £595pcm, this apartment is an excellent investment opportunity!

ENTRANCE

Main entrance door to communal hallway and stairway to first floor landing. Private entrance door opening to:-

RECEPTION LOBBY

Coat rack opening to:-

KITCHEN

7' 09" x 5' 07" (2.36m x 1.7m)

UPVC double glazed window with outlook to front. Modern base and drawer cupboards with rolled edge work surfaces, stainless steel single drainer sink unit, plumbing for automatic washing machine, tiled splashback, insert four ring electric hob and built in oven, matching wall cupboards and coved ceiling.

LOUNGE/DINING ROOM

14' 02" x 12' 02" (4.32m x 3.71m)

A spacious "L" shaped room with UPVC double glazed window and outlook to front, night storage heater, wall mounted electric panel heater, TV aerial point and coved ceiling

BEDROOM

11' 02" x 9' 01" (3.4m x 2.77m)

A good sized double bedroom with UPVC double glazed window and outlook to front, night storage heater and coved ceiling

BATHROOM

White suite comprising panelled bath with electric shower over, part ceramic tiling to surround, pedestal washbasin, low level WC, medicine cabinet, extractor fan, wall mounted electric fan heater, wall mirror, light and shaver unit, coved ceiling.

OUTSIDE

There is an allocated parking space

ADDITIONAL INFORMATION

Tenure - Leasehold
Lease - 124 Years Remaining
Service Charge - £631pa
Local Authority - Torbay Council
Council Tax Band - A
EPC - C

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Torquay seafront turn into Shedden Hill and continue some distance where Matlock Court will be seen to the right hand side immediately past the entrance to St Lukes Road.



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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