



Apartment 54 Kilmorie, Ilsham Marine Drive, Torquay, TQ1 2HU  
**Price: £385,000 Leasehold**



# Apartment 54 Kilmore, Ilsham Marine Drive, Torquay, TQ1 2HU

## A 2 Bedroomed Top Floor Apartment

- Prestigious Landmark Purpose Built Development
- Telephone Security Entry System & Lift
- Lounge/Diner With Access To Enclosed Balcony Enjoying Magnificent Sea & Coastal Views
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Modern Fitted Shower Room/W.C
- Separate WC
- Under Cover Allocated Parking For 1 Car & Visitor Parking
- Stunning Communal Grounds Approaching 7 Acres
- EPC Rating - D



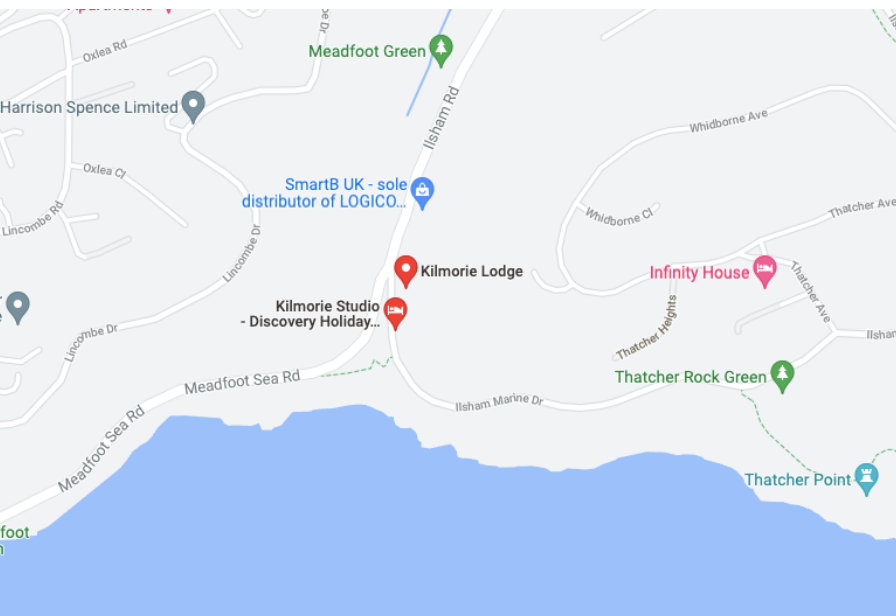
Well Presented 2 Bedroom Top Floor Apartment Forming Part Of This Prestigious Landmark Purpose Built development In The Much Sought After Wellswood Area...

This well presented 2 bedroom top floor apartment forms part of this prestigious landmark purpose built development and sits amongst 7 acres of beautifully kept gardens and enjoys a prime southerly position with stunning sea and coastal views. The accommodation briefly comprises telephone security entry system, stairs and lift rising to all floors, private front door leading to reception hallway with useful storage area, quality modern fitted kitchen with built-in appliances, lounge/diner enjoying fabulous views with access to the enclosed balcony, 2 double bedrooms, modern shower room/wc and separate cloakroom/wc. Outside the property sits amongst well tended gardens on the headland offering some fabulous views with undercover parking, allocation for 1 car and visitor parking.



The property occupies a much sought after residential position on the headland adjacent to Meadfoot beach and Ilisham Valley, exclusive shopping area of Wellswood is within approximately half a miles distance with an array of shops, facilities and amenities, with the deepwater marina and town centre being within approximately one and a half miles from the development. An early inspection of this superb apartment is highly recommended to appreciate the size, position and views the accommodation boasts.

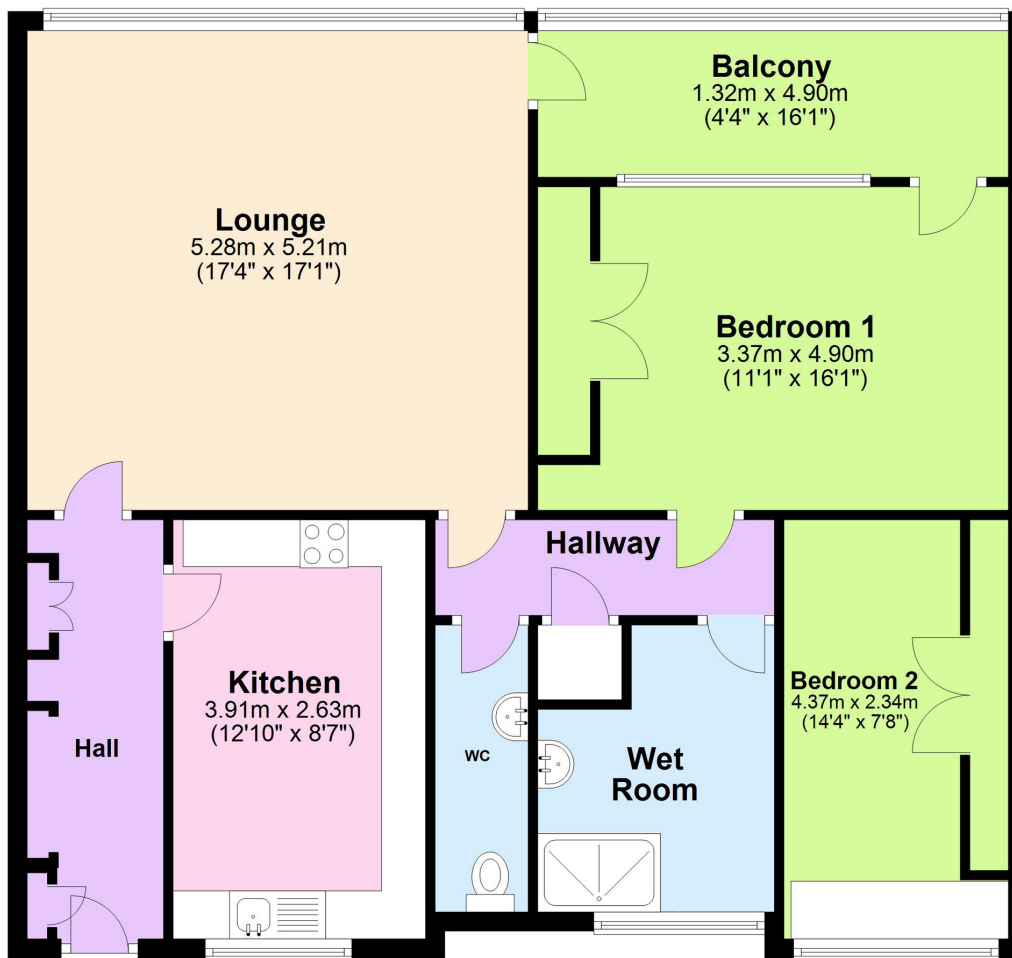
The lease for the property is 999 years from 29/09/1962 (963 remaining)  
 The freehold for the property is owned by Luxury Flats LTD.  
 The service charges for the property are £3,300 per annum, and the ground rent is £5 per year, approximately.



Please do not hesitate to contact the team at Absolute Sales & Lettings on **01803 214214** for more information or to arrange an accompanied viewing on this property.

## Ground Floor

Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

### Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Simply Conveyancing £200, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

