



Ridgewater
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**1 Bedroom Flat for Sale in Near Babbacombe Downs,
Torquay**
£150,000

FLOOR PLAN



DESCRIPTION

A one bedroom purpose built retirement flat situated on the ground floor of a modern block built in the 1980's located just behind and within a couple of minute's walk from Babbacombe Downs and conveniently located for the shops in Babbacombe and St Marychurch with local amenities nearby. Within just a few minutes walk are the open spaces of Cary Park with its tennis courts and bowling green and the Downs with scenic coastal walks over Walls Hill and access to the local beaches. Bus services operate from Babbacombe to Torquay town centre.

The flat, approached from ground floor level has double glazed windows, gas central heating and a well fitted kitchen and a modern shower/wet room/WC. There is a small patio to the front of the building. In addition, there is a residents rooftop sun terrace where views of the Downs and over the surrounding area as well as sea views of Lyme Bay are enjoyed.

Accommodation. Glazed front doors and security entry system to

communal entrance hall with stairs and lift to other floors. Door to Inner Hallway. Door to Flat 1.

Hall Telephone point. Coved and artexed ceiling. Large store cupboard comprising hanging space with shelf. Entry phone system. Off hallway are:

Lounge/Dining Room 16'11" (5.16m) at most x 10'8" (3.25m). Two double glazed windows. Double glazed french doors to front of building lead to private patio ideal for sitting out and space for potted plants. Radiator, T.V. Point. Telephone point. Coved and artexed ceiling.

Kitchen 10'10" (3.3m) at most x 7'9" (2.36m). Well fitted kitchen comprising wall cupboards with base mounted units and drawers over, roll edge work surfaces incorporating stainless steel sink unit. Double glazed window. Four ring electric hob with hood over and oven beneath. Part tiled walls. Integrated refrigerator. Wall mounted Potterton gas combination boiler supplying hot water and central heating. Built in storage cupboard with wooden slatted shelving, plumbing for washing machine. Artexed ceiling.

Wet Room/WC 7'5 x 6'6" (2.28m x 1.99m) with shower attachment above shower area. Pedestal wash basin with mixer tap. Close couple W.C. Radiator. Extractor fan.

Fully tiled walls. Large feature wall mounted mirror with light and shaver socket.

Bedroom 11' 7" x 10' 7" (3.53m x 3.23m) Telephone point Radiator. Coved and artexed ceiling. Double glazed window to front. Range of two double wardrobes with drawers and dressing table with cupboards over along one wall.

Outside.

Communal Roof Terrace at top floor level, with panoramic views in several directions over the surrounding area as described earlier.

To the rear of the property, a driveway gives access to private **Residents Car Parking Area.**

We are informed that the property is leasehold with the residue of a 999 year lease.

The maintenance charge is currently £755.92 annually from 1/5/22. plus an annual charge for Ground Rent of approximately £100. The block is managed by Crown Property Management and each flat owns a share of the Freehold.

Age restriction: Over 60 only.

Energy Performance Rating Band C.

Council Tax Band B (£1,577.65 2022/23).

Consumer Protection from Unfair Trading Regulations 2008 The agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS



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