

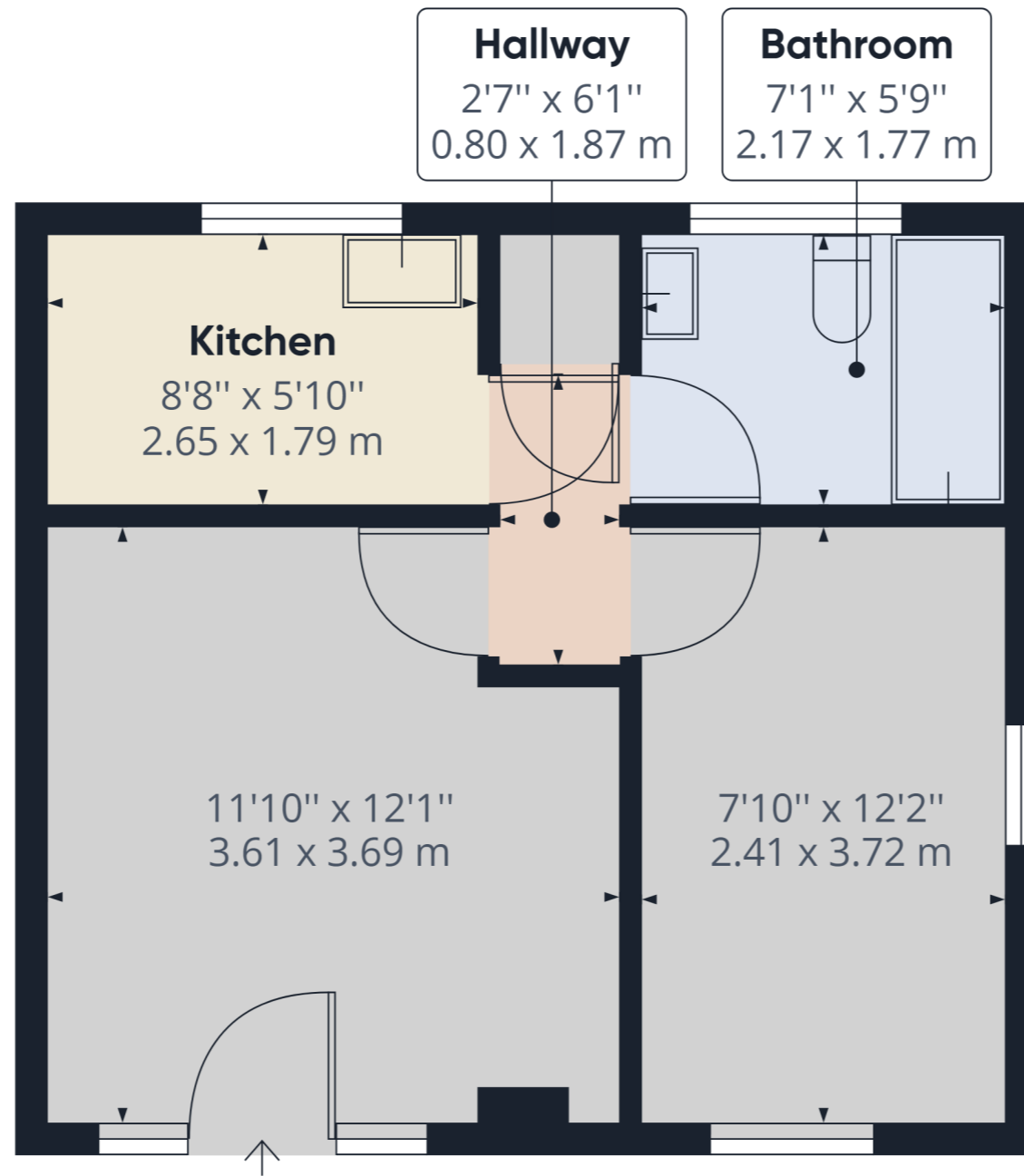


Ridgewater
Local • Independent • Experts

1 Bedroom Apartment for Sale in Thurlow Road, Torquay

£99,000

FLOOR PLAN



Approximate total area⁽¹⁾
356.06 ft²
33.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION

INVESTORS ONLY – A one bedroom flat set back from the road in this conveniently placed for the town centre and amenities, The flat is situated on the first floor and is approached via a short flight of steps and a walkway to it's own separate front door. Tree lined views are enjoyed to the front over the surrounding area towards Shiphay and Marldon in the distance. There are communal grounds with a drying area and bin store and a residents car park to the front of the building.

The flat is offered for sale as a going concern, with a tenant in residence on an assured shorthold tenancy basis and would suit a landlord looking for a buy to let investment.

Accommodation.

Entrance Steps and a walkway at the front of the building. A separate PVC double glazed entrance door leads into the flat.

Living room 12'1" x 11'10" (3.69 x 3.61m) PVC double glazed windows to the front giving tree lined open views over the surrounding area towards Shiphay and Marldon in the distance. Coved ceiling. Wall mounted electric heater.

Inner hall. There is a good size airing/storage cupboard.

Kitchen 8'8" x 5'10" (2.65 x 1.79m) The kitchen has a range of floor base cupboards and drawers with matching wall cupboards and roll edge worktop areas. Stainless steel sink unit with mixer tap. Space for an electric cooker, fridge and washing machine. Tiled surrounds. Coved ceiling. Window to the rear.

Bedroom 12'2" x 7'10" (3.72 x 2.41m) Two windows overlooking the side and to the front giving tree lined open views over the surrounding area towards Shiphay and Marldon in the distance. Wall mounted electric heater. Coved ceiling.

Bathroom/WC 7'1" x 5'9" (2.17 x 1.77m) Suite comprising a panelled bath with electric shower above, cabinet mounted wash basin in a vanity unit with cupboards beneath, low level WC. Wall mounted electric fan heater. Part tiled walls. Coved ceiling. Window to the rear.

Outside. There is off road parking in the front car park area. There is also a shared garden and clothes drying area to the rear of the building.

Tenure Leasehold. We understand that the flat owners each own a share of the freehold. We are informed by the owner that the current service charge is £1,700 per annum. Managing Agents Blenheims.

Council Tax Band A (£1,352.27 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



**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

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.