



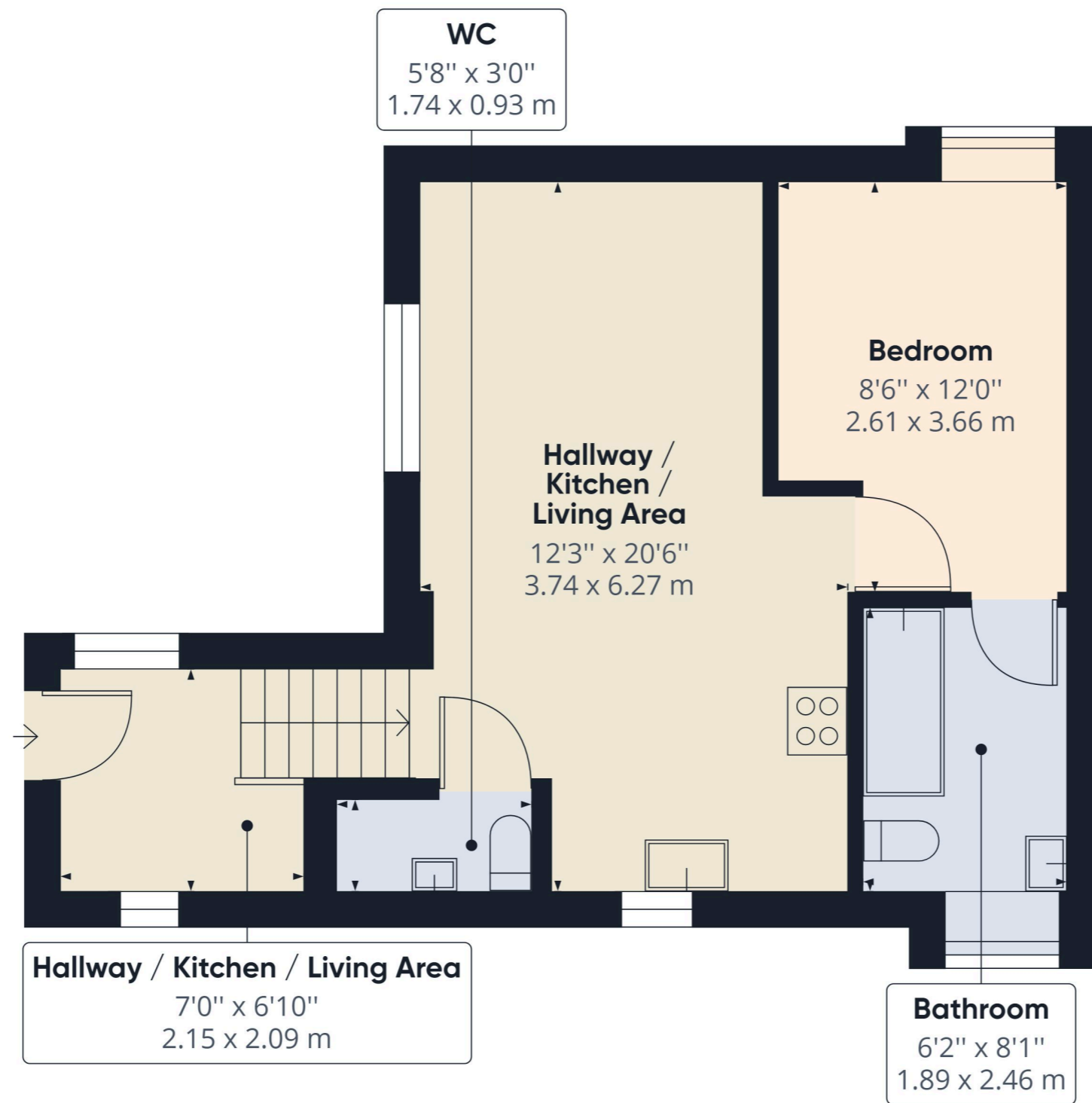
Ridgewater

Local • Independent • Experts

1 Bedroom Apartment for Sale in Torquay Harbourside

£136,950

FLOOR PLAN



Approximate total area⁽¹⁾

456.14 ft²
42.38 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

Perfectly positioned harbourside first floor 1 bedroom apartment a stones throw from Torquay harbour briefly comprising good size entrance lobby with steps leading to open plan lounge/kitchen/diner. Large utility cupboard with plumbing for washing machine & WC. Double bedroom and modern fitted bathroom. The property has gas central heating.

Entrance Hallway: Good size area well maintained with wooden laminate flooring. A staircase leads up to:

Lounge / Kitchen / Diner: Lovely open plan area providing bright and spacious living accommodation. The modern fitted kitchen includes built in oven, hob and extractor fan. Single sink and drainer. Wooden laminate flooring and neutral décor. Door to:

Utility / WC: Good size area with second WC and plumbing for washing machine.

Bedroom: Cosy room at the rear of the property with gas central heated radiator and double glazed window to the side. Wooden laminate flooring

Bathroom: Good size modern fitted bathroom suite comprising white panelled bath with shower over, pedestal wash hand basin with storage below. Low level flush WC. Wooden laminate flooring

Tenure: Leasehold, New 999 Year Lease (at date of listing). Monthly maintenance is currently £80. £5 ground rent. 1/5th Share of Freehold.

EPC - D Council Tax Band - A

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

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