



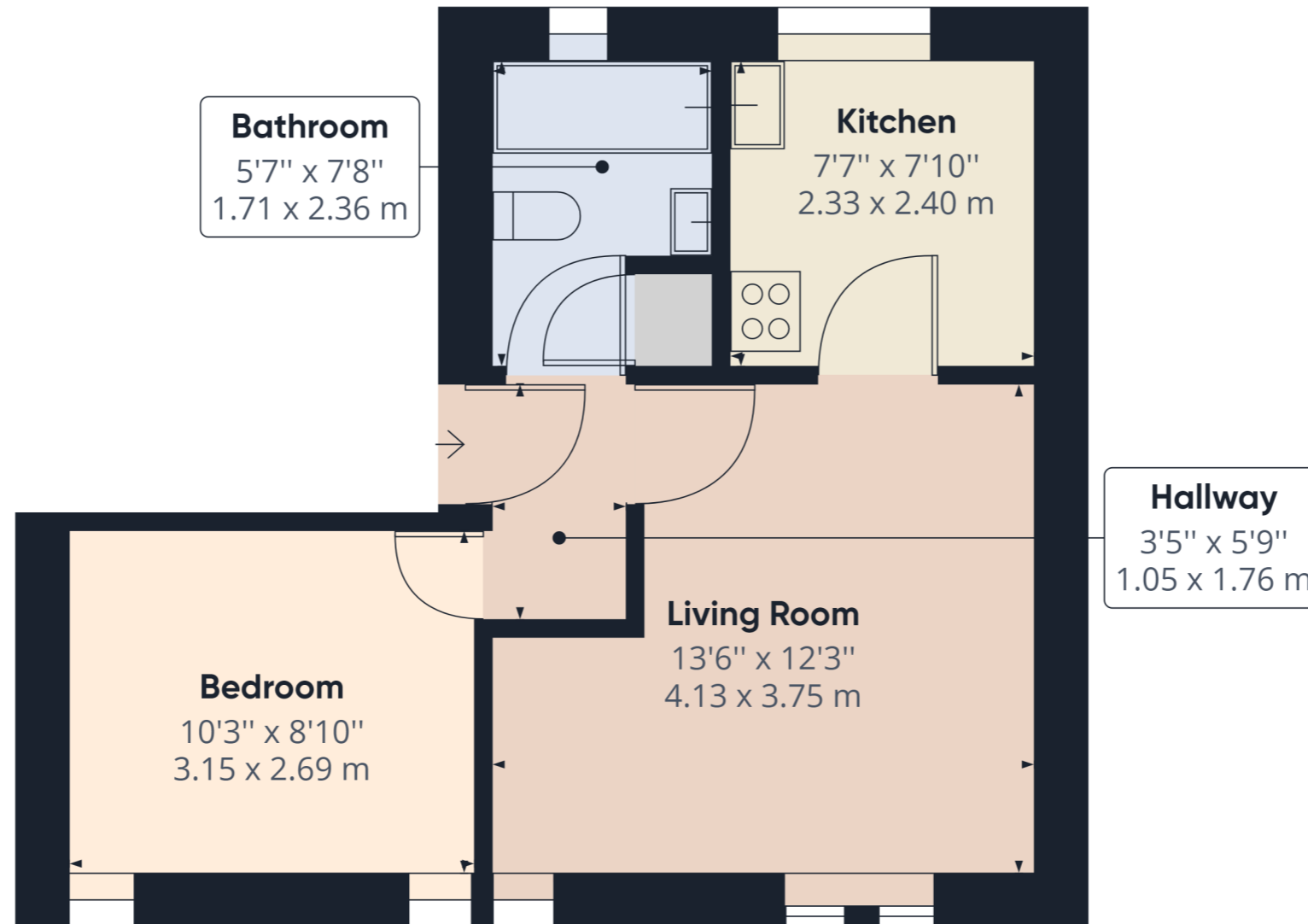
**Ridgewater**

Local • Independent • Experts

**1 Bedroom Apartment for Sale in Queen Street, Torquay**

**£80,000**

# FLOOR PLAN



Approximate total area<sup>(1)</sup>  
374.77 ft<sup>2</sup>  
34.82 m<sup>2</sup>

(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.

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# DESCRIPTION

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A first floor flat located just off the main town centre with its variety of shops and amenities and within a short walk from the harbour, marina and sea front areas. Bus services operate nearby to other areas of Torbay. The flat, one of seven in this stone fronted building set towards the end of Queen Street, has double glazing, night storage heating and there are modern units to the kitchen and bathroom. The flat has been let as an investment, currently at £475 per calendar month, or may suit those seeking a centrally situated apartment for their own use.

## **Accommodation.**

Communal front door opening to a spacious entrance hall. A staircase with a balustrade and handrail leads up to the first floor landing. Entrance door opening to the Flat.

**Entrance Hall** 5'9" x 3'5" (1.76m x 1.05m). Smoke alarm. Electric panel heater.

**Lounge** 13'6" x 12'3" (4.13m x 3.75m). Three PVC double glazed windows to the front. Electric panel heater. Dimplex Quantum night storage heater. Entryphone hand set.

**Kitchen** 7'10" x 7'7" (2.40m x 2.33m). PVC double glazed window to the rear. Fitted with a range of modern units in a wood grain style finish comprising floor base cupboards with roll edge work top areas and a stainless steel sink unit with a mixer tap. Tiled surrounds. Matching wall cupboards. Fitted electric hob and oven below. Space for a washing machine and refrigerator. Ceiling spotlights.

**Bedroom** 10'3" x 8'10" (3.15m x 2.69m). Two PVC double glazed windows to the front, Dimplex Quantum night storage heater.

**Bathroom/WC.** 7'8" x 5'7" (2.36m x 1.71m). Fitted with a modern white suite comprising a panelled bath with a glazed screen and a Triton electric shower unit. Pedestal washbasin. Close couple WC. Part tiled walls. Extractor fan. Airing cupboard with the hot water cylinder and shelving. PVC obscure double glazed window to the rear.

Tenure. Leasehold.

Council Tax Band A (£1421.83 2023/24).

Energy Performance Rating Band E.

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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**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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