



Ridgewater

Local • Independent • Experts

1 Bedroom Flat for Sale in Falkland Road, Torquay

Guide Price £70,000

FLOOR PLAN



DESCRIPTION

A purpose built first floor retirement apartment ideally located to access all of Torquay Town Centre amenities whilst also being within easy walking distance of local shopping areas in Walnut Road, Torquay Seafront, the parks and open spaces of Torre Abbey and the Railway Station.

The flat, which is in need of some refurbishment, forms part of an impressive development built in 1982, and has modern Creda electric radiators, PVC double glazing and its own private balcony, accessed via a patio door from the lounge.

The building is designed for the over 60's and benefits from a secure entry system and a lift giving access to the first floor. Each apartment is self-contained and so preserves complete independence and privacy, yet at the same time is wired for direct audio contact with the resident house manager. There is a residents lounge on the ground floor and a laundry room. There is also a guest suite available for prior booking. Outside are well maintained communal garden areas and a residents car park with visitor parking to the rear.

Accommodation.

Main Entrance to the building with a door leading into an entrance porch with an entryphone system. Inner door which gives access to the flats and communal areas including the resident's lounge and laundry room.

A lift or stairs lead to the first floor landing. Entrance door to the flat.

Long Entrance Hall. 16'5" x 2'11" (5.01m x 0.91m). Careline pull switch and intercom. Coved ceiling. Creda electric radiator. Large walk in storage/airing cupboard with shelving, hot water cylinder and electricity meters.

Lounge/Dining Room. 15'3" x 10'5" (4.65m x 3.19m) widening at one end. An irregular shaped room with two tall double glazed windows giving tree lined outlooks to the front and one to the side. Large double glazed patio door and window opening onto the balcony. Coved ceiling. Wall lighting. Television aerial point. Creda electric radiator. Emergency pull cord. Entryphone hand set. Archway opening to the kitchen.

Covered Balcony 6'11" x 3'2" (2.11m x 0.97m) with a glazed guard rail surround situated at the rear of the flat.

Kitchen. 7'4" x 5'1" (2.26m x 1.56m). Double glazed window with a tree lined outlook to the front. Range of fitted units comprising floor base cupboards and drawers with roll edge worktops and tiled surrounds. Stainless steel sink unit. Wall cupboards. Space for a fridge and electric cooker. Extractor fan.

Bedroom. 12'2" x 8'8" (3.71m x 2.65m) maximum. Double glazed window giving a tree lined outlook to the front. Built in double wardrobe with folding doors, shelf and hanging rail. Emergency pull cord. Coved ceiling. Creda electric radiator.

Wet Room style Shower Room/WC. 6'8" x 4'10" (2.08m x 1.49m). White suite comprising a wash basin and close couple WC. Shower area with a wet room floor with drainage and a Redwing Selectronic shower unit. Mainly tiled walls. Long shelf. Mirror fronted cabinet. Coved ceiling. Extractor fan. Wall light.

Outside. Well maintained communal gardens and grounds with a residents car park and visitors parking.

Council Tax Band B (£1658.80 2023/24).

Energy Performance Rating Band To Be Confirmed.

Tenure. Leasehold. Residue of a 99 year lease from 1982. Service Charge and ground rent to be confirmed-we understand the current service charge is £2,956.74 per annum. Managing Agents First Port Retirement Property Services.

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.