



Ridgewater

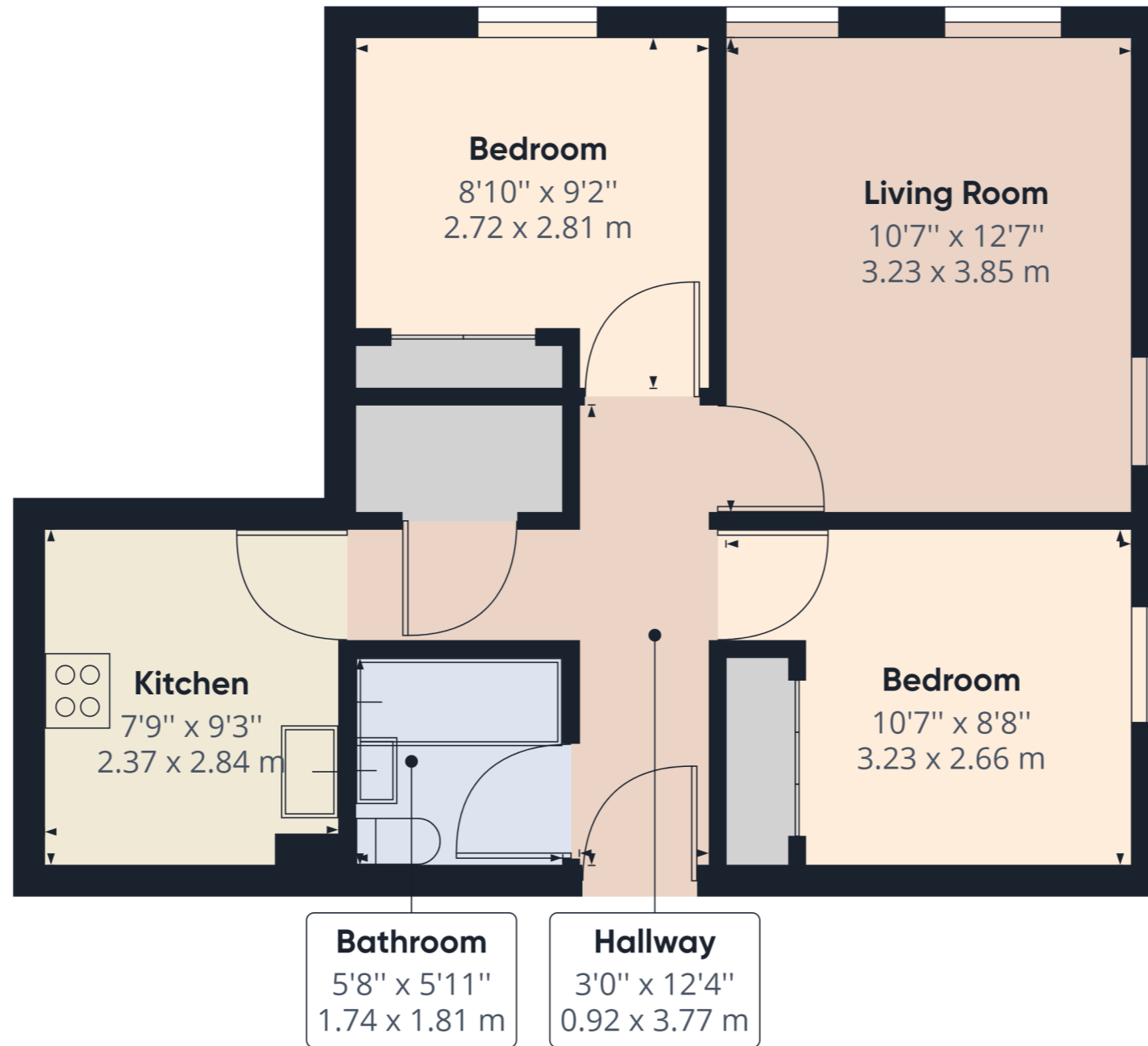
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2 Bedroom Apartment for Sale in St Marychurch Road,

Torquay

£160,000

FLOOR PLAN



Approximate total area⁽¹⁾
498.87 ft²
46.35 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.

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DESCRIPTION

A top floor purpose built flat situated in an attractive development within walking distance of the town centre and the local shopping area and supermarkets in nearby Plainmoor. Slightly further away are the St Marychurch and Babbacombe areas with further shopping areas, parks, the Babbacombe Downs and access to local beaches. From the front entrance, the flat is situated at top/first floor level and is approached either by using the lift or stairs. Ryan Place has well maintained communal gardens and there is residents parking to the rear approached from Shirburn Road.

Accommodation.

Communal main entrance to the front of the building with a security system and entrance door to the main entrance hall. A lift and stairs give access to all floors. From the front entrance the flat is situated at top/first floor level.

Entrance Door opening to the

Hall. 12'4" x 3'0" (3.77m x 0.92m) plus inner hall area. Coved ceiling. Electric radiator. Built in airing cupboard with a factory insulated hot water cylinder with a twin immersion heater and shelving.

Living Room. 12'7" x 10'7" (3.85m x 3.23m). Two small pane double glazed windows to the front and one to the side giving tree lined outlooks over the gardens and surrounding area. Coved ceiling. Telephone and television aerial points.

Kitchen. 9'3" x 7'9" (2.84m x 2.37m). Fitted with a range of floor base cupboards and drawers with roll edge worktop areas and a stainless steel sink unit. Matching wall cupboards. Tiled surrounds. Four ring electric hob with a cooker hood over. Fitted electric oven. Space for a fridge and washing machine. Coved ceiling. Dimplex fan heater. Extractor fan. Fluorescent light.

Bedroom 1 10'7" x 8'8" (3.23m x 2.66m) including double wardrobes with folding doors, hanging rail and shelf. Small pane double glazed window to the side. Coved ceiling. Electric panel heater.

Bedroom 2. 9'2" x 8'10" (2.81m x 2.72m) including double wardrobes with folding doors, hanging rail and shelf. Small pane double glazed window to the front with a tree lined outlook over the gardens. Coved ceiling. Electric panel heater.

Bathroom/WC. 5'11" x 5'8" (1.81m x 1.74m). Fitted with a cream coloured suite comprising a panelled bath with a Gainsborough Regent electric shower unit over and a glazed screen. Pedestal wash basin. Close couple WC. Part tiled walls. Strip light with a shaver socket. Electric panel heater. Extractor fan. Coved ceiling.

Outside.

Attractive communal garden area with lawns, wide paved pathways, palms and mature shrub borders, for the enjoyment of all residents. The development vehicular access is to the rear off Shirburn Road with **parking space** for residents in the communal car park.

Leasehold. We understand the lease is 125 years from June 1989.

Service Charge.Approx. We understand £150 per month (to include water rates).

Council Tax Band C (£1895.78 2023/24).

Energy Performance Rating Band D

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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