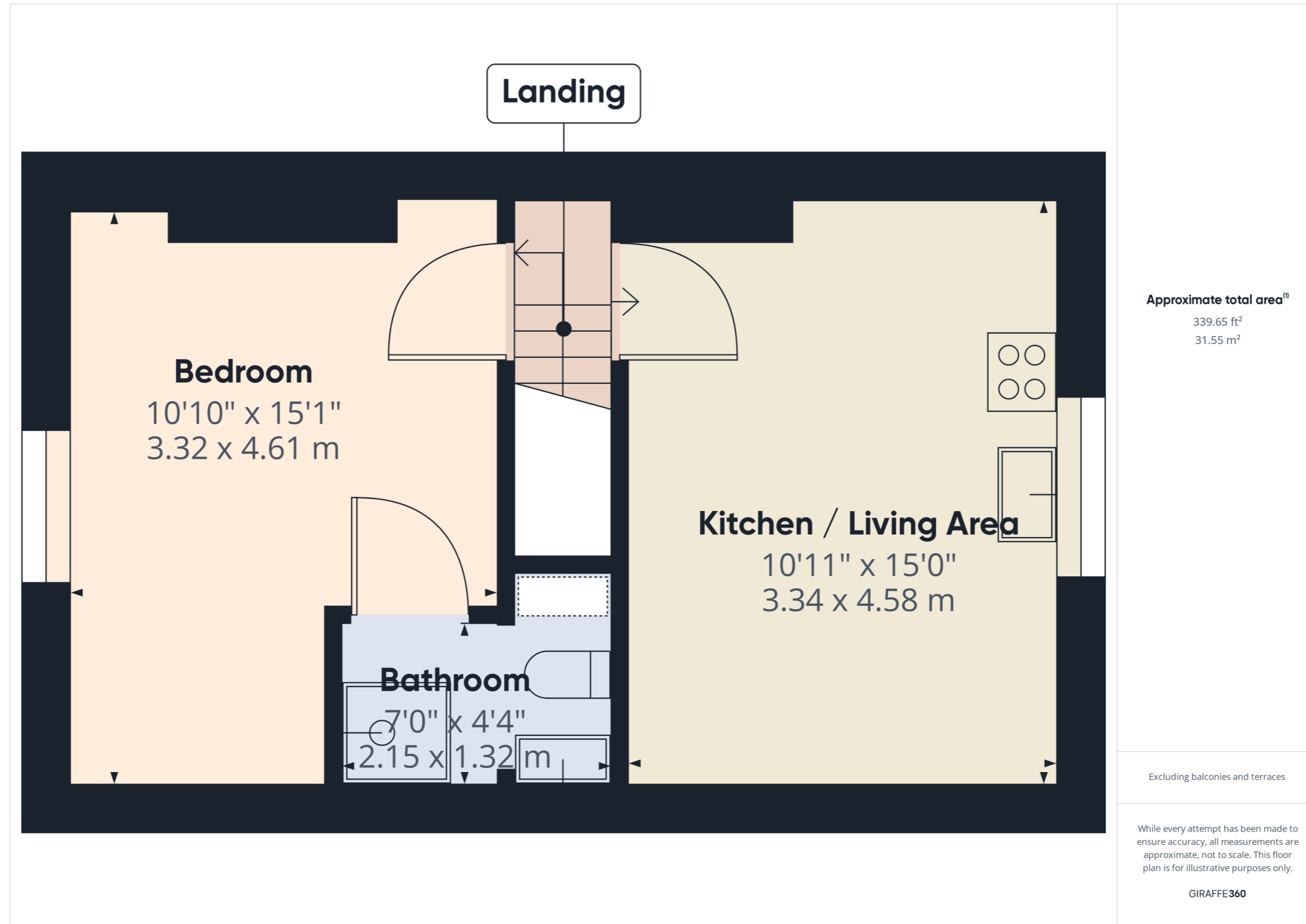


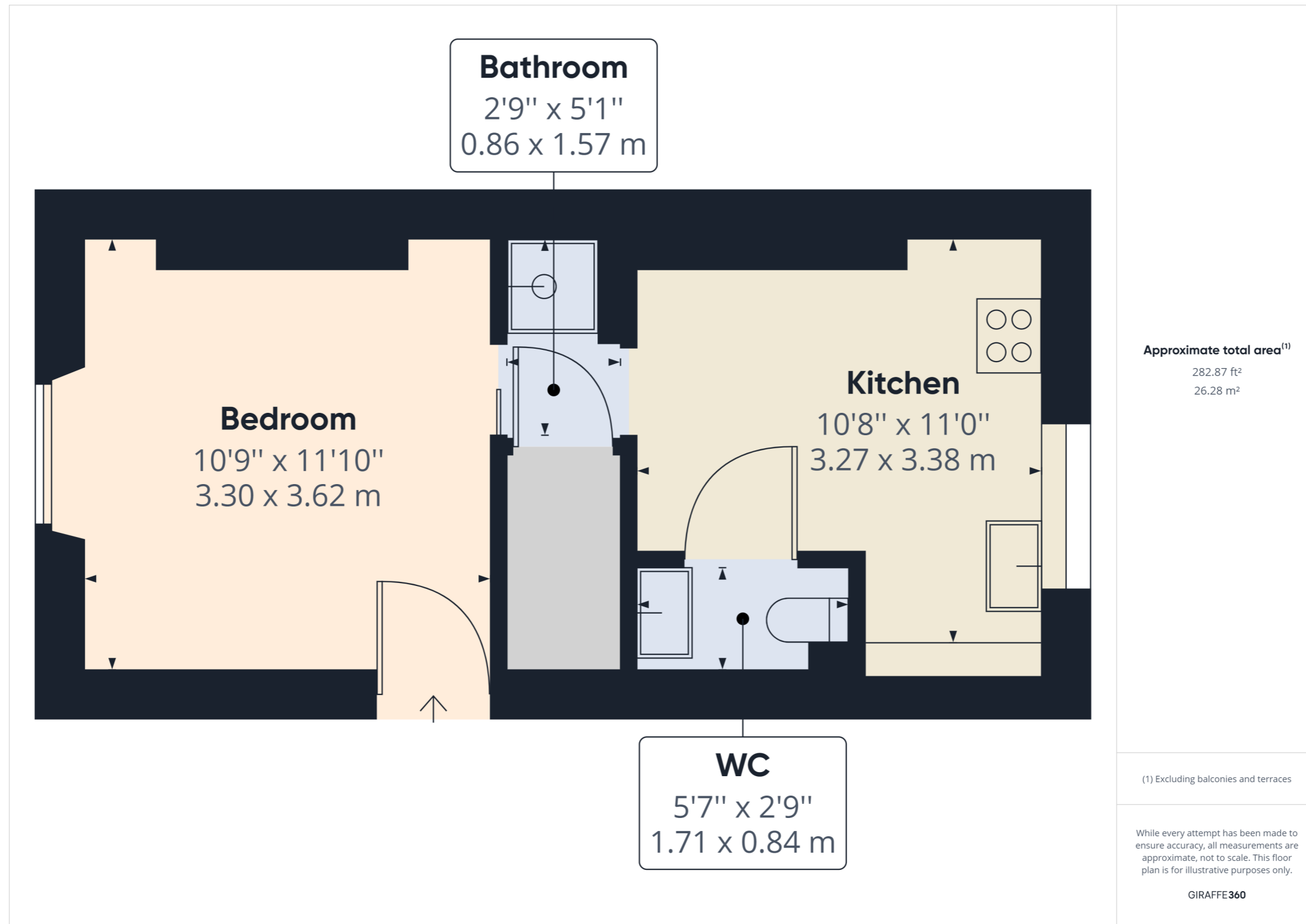
**Ridgewater**  
Local • Independent • Experts

**Block of flats for Sale in Alexandra Road, Torquay**  
£190,000

# FLOOR PLAN



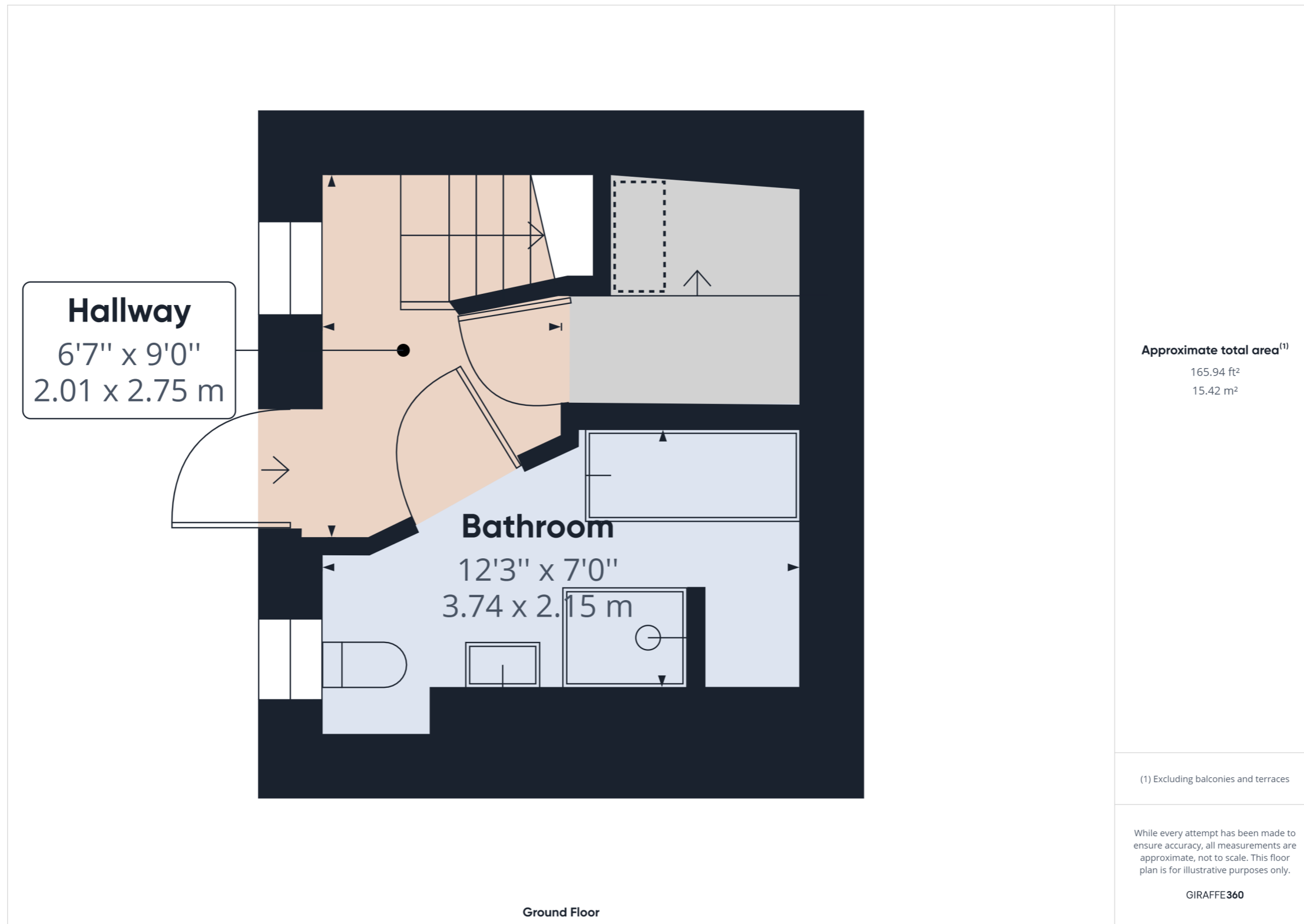
# FLOOR PLAN



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# FLOOR PLAN



# DESCRIPTION

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A four storey terraced investment property arranged as three letting units, situated in a convenient location for the Market Street and the shops and amenities of the main town centre. The letting units currently generate a rental income of £17,496 per annum.

Door from the shared entrance hall to the

## **Ground Floor Studio Flat.**

**Bedroom** 11'10" x 10'9" (3.62m x 3.30m). Double glazed window to the front. Alcoves. Electric heater.

**Inner Lobby** with a tiled Shower Cubicle with a glazed screen and electric shower unit. Understairs storage cupboard.

**Kitchen** 11'0" x 10'8" (3.38m x 3.27m). Double glazed window to the rear. Fitted with modern units in a wood grain effect finish comprising floor base cupboards and drawers with roll edge work top areas and a stainless steel sink unit. Matching wall cupboards. Space for an electric cooker with a cooker hood over. Tiled surrounds. Built in storage cupboard.

**Separate WC** 5'7" X 2'9" (1.71m X 0.84m). Modern white suite comprising a pedestal wash basin with an electric water heater, close couple WC. Extractor fan. Wood effect flooring.

## **First Floor Studio Flat.**

Door from the ground floor entrance hall with stairs leading to the **First Floor**.

## **Small Landing Area.**

**Living Room and Kitchen** 15'0" x 10'11" (4.58m x 3.34m). Double glazed window to the rear. Kitchen area fitted with a range of modern units in a wood effect finish comprising floor base cupboards and drawers with long work top areas and a stainless steel sink unit. Fitted electric hob and oven. Space for a washing machine and fridge. Lounge area with space for a dining table and lounge furniture. Part carpeted and wood effect flooring. Electric heater.

**Bedroom** 15'1" x 10'10" (4.61m x 3.32m). Double glazed window to the front. Electric heater. Fitted double wardrobe. Door to

**Shower Room/WC** 7'0" X 4'4" (2.15m x 1.32m). Modern white suite comprising a pedestal washbasin with an electric water heater, close couple WC. Tiled shower cubicle with glazed screens and an electric shower unit. Recess with storage and display shelving. Extractor fan. Wood effect flooring.

## **Lower Maisonette.**

Door from the ground floor entrance hall with stairs leading down to

**Landing area.** Small window. Door to the

## **Open Plan Kitchen and Living Room.**

**Living Area** 13'3"x 9'8" (4.04m x 2.97m). Double glazed window to the rear. Electric heater. Fitted wardrobe, storage cupboard and shelving. Wood effect flooring. Wide opening to the

**Kitchen Area** 14'10" x 10'9" (4.52m x 3.29m). Fitted with modern white floor base cupboards and drawers with roll edge work top areas and a stainless steel sink unit. Tiled surround. Matching wall cupboards. Space for a table and chairs. Wood effect flooring.

Stairs from the landing lead down to the

**Lower Hallway.** Double glazed window to the rear and part double glazed door to the garden. Electric heater. Wood effect flooring. Door to a large walk in **Storage/Utility Cupboard** with plumbing for a washing machine.

**Large Bathroom/WC** 12'3" x 7'0" (3.74m x 2.15m) approximately. Modern white suite comprising a panelled bath with a tiled surround. Pedestal wash basin. Close couple WC. Separate shower cubicle with glazed screens and a chrome shower fitting. Built in cupboard. Wood effect flooring. Electric heater/towel rail. Double glazed window to the rear,

**Rear Garden.** Small rear garden for the maisonette, mainly concrete with a raised bed, enclosed by walls and fencing.

**General.**

The flats are currently let on assured shorthold tenancies. First Floor Studio Flat £448 PCM, Ground Floor Studio Flat £445 PCM, Maisonette £565 PCM.

Council Tax Bands. Each Flat is Band A (£1421.83 2023/24).

Energy Performance Ratings: First Floor Studio Flat Band E, Ground Floor Studio Flat Band D, Maisonette 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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