



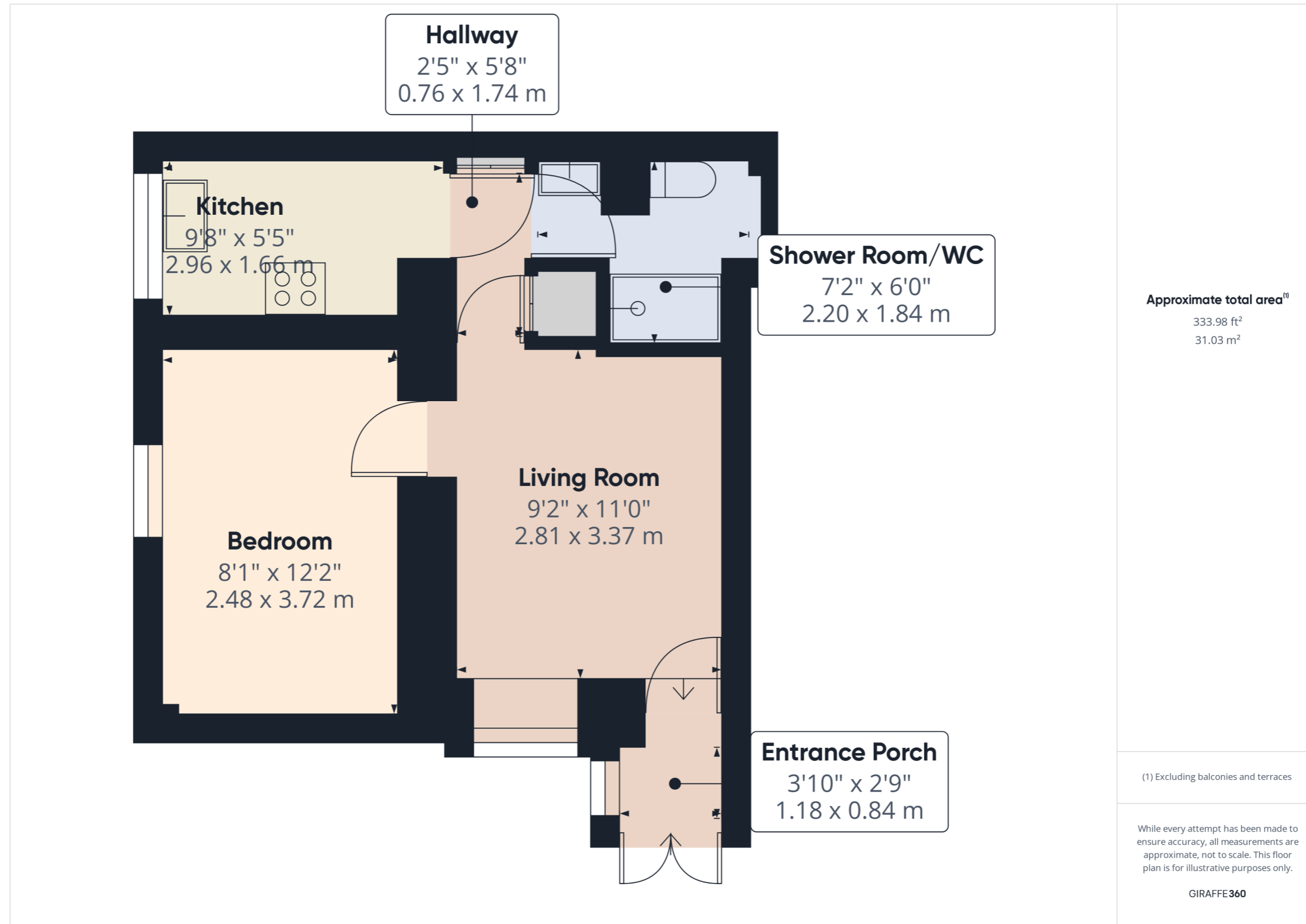
**Ridgewater**

Local • Independent • Experts

**1 Bedroom Apartment for Sale in York Road, Babbacombe**

**£89,950**

# FLOOR PLAN



# DESCRIPTION

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This one bedroom ground floor flat is located at the rear of this detached villa standing in large communal gardens and grounds. The flat enjoys a lovely outlook over the well maintained gardens. The flat has its own separate entrance door and is heated by a communal boiler. There is an allocated parking space in the front car park and residents enjoy use of the large communal gardens.

Babbacombe House is very conveniently located in a quiet side road between the shops of Babbacombe and the St Marychurch precinct and just a short walk from the open spaces of Cary Park with its tennis courts and bowling green, Tessier Gardens and the scenic Babbacombe Downs with its panoramic views and access to the coastal walks and beaches. Regular bus services operate in the vicinity to the town centre, harbourside and other areas.

## **Accommodation.**

Separate entrance with double glazed doors opening to the

**Entrance Porch.** Small paned arched window to the side. Part glazed door to the

**Lounge** 11'0" x 9'2" (3.37m x 2.81m). Double glazed window looking onto the communal gardens. Coved ceiling. Radiator.

**Bedroom** 12'2" x 8'1" (3.72m x 2.48m). Double glazed window looking onto the side gardens. Coved ceiling. Radiator.

**Inner Hall.** Modern electricity consumer box. Large cupboard with space and plumbing for a washing machine. Ariston electric water heater.

**Kitchen** 9'8" x 5'5" (2.96m x 1.66m). Double glazed window looking onto the side gardens. Fitted with floor base cupboards and drawers with roll edge work top areas and a one and a half bowl stainless steel sink with a mixer tap. Tiled surrounds. Wall cupboards. Electric hob and electric oven. Small pane glazed door. Coved ceiling. Part panelled and part tiled walls. Extractor fan.

**Shower Room/WC.** Large shower cubicle with glazed screens and a Mira electric shower unit. Pedestal wash basin. Close couple WC. Part panelled and part tiled walls. Extractor fan.

**Outside.** Use of the very pleasant communal gardens. We understand there is shared storage space available within the garage/store.

## **Allocated Parking Space.**

General. Tenure Leasehold. Residue of lease expiring 1/12/2985. The current service charge of £220 per month includes the water rates, central heating and building insurance. Age Restriction: The flat can only be occupied by over 55's We understand there is no ground rent and that each flat also owns a share of the freehold.

Council Tax Band A (£1,488.56 or with single person discount £1,116.42 2024/25).

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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