



ABSOLUTE

Flat 8, Avenue Lodge Falkland Road, Torquay - TQ2 5JP

Guide Price £119,950







## Flat 8

Avenue Lodge Falkland Road, Torquay

Ideal investment/first-time buy! Well-presented 2-bed ground floor flat with open-plan living space, fitted kitchen, uPVC double glazing, electric heating, allocated parking. Close to amenities.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## Flat 8

Avenue Lodge Falkland Road, Torquay

The Property is located in the Desirable area of Torre Abbey, with a 5 mins walk to the beach or the town with easy access to both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. It is an ideal investment or first time buyer property and is offered with vacant possession.

### Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

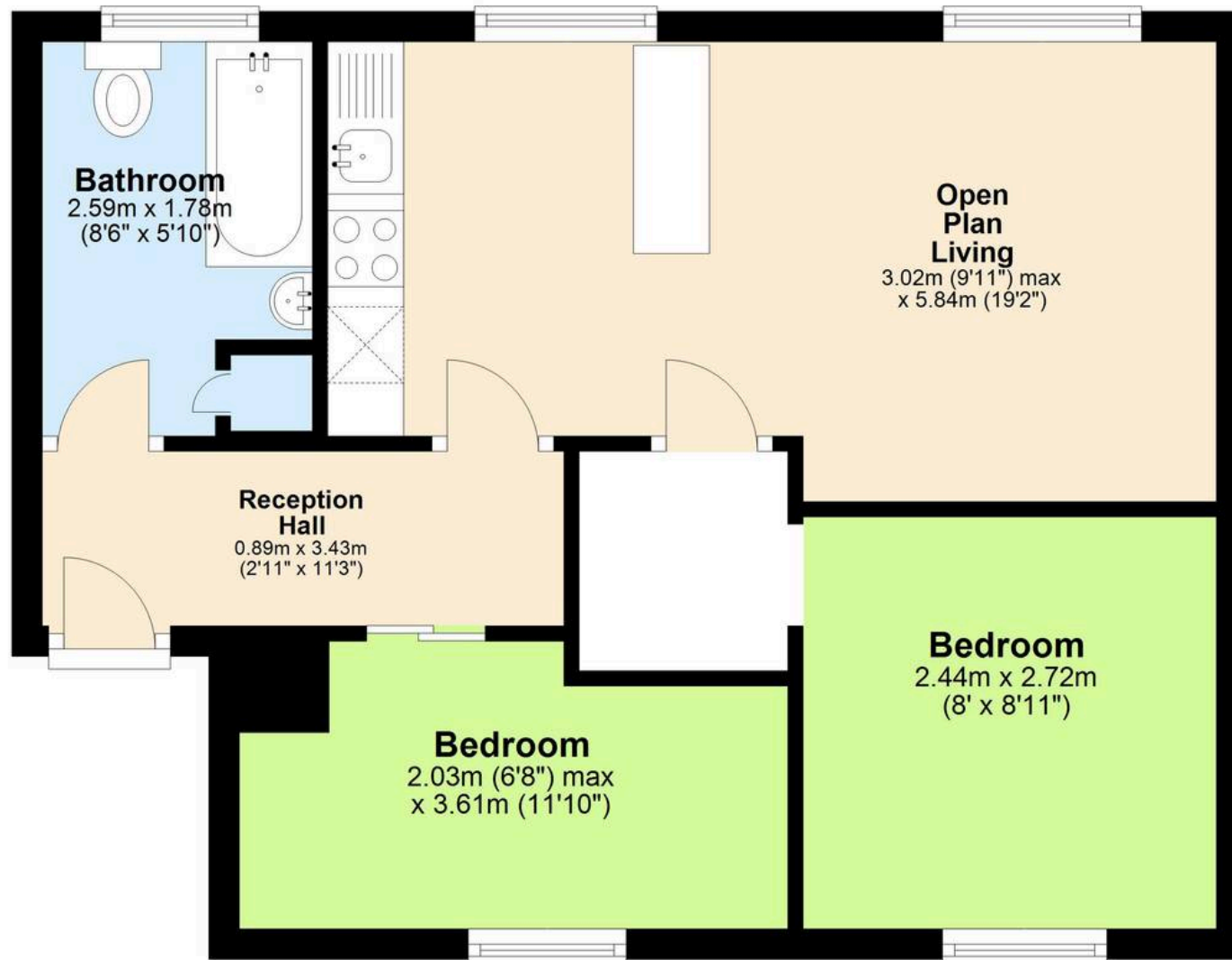
[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)



# Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 41.3 sq. metres (444.5 sq. feet)

Approx  
Plan produced using PlanUp.

