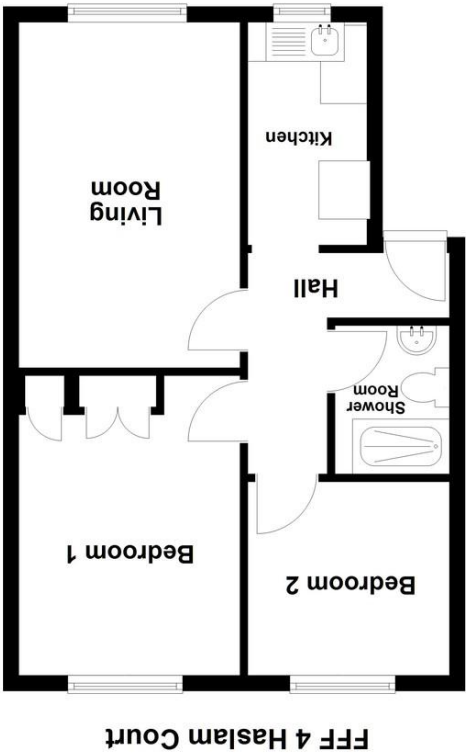




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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# 4 HASLAM COURT, HASLAM ROAD TORQUAY, TQ1 4JW

£825 PCM



A first floor two bedroom apartment situated in a popular residential area close to local schools and bus routes. The property is well presented throughout. It briefly comprises of a living room, kitchen, two bedrooms, and a bathroom. From the front elevation you have an open elevated outlook over the surrounding area. Double glazing and electric heating. It also benefits from an allocated off road parking space and communal gardens.





4 HASLAM COURT

FIRST FLOOR FLAT | 2 BEDROOMS | LOUNGE | OPEN OUTLOOK ACROSS TORQUAY | KITCHEN | SHOWER ROOM | ELECTRIC HEATING | ALLOCATED PARKING | COMMUNAL GARDENS | CLOSE TO TOWN



ACCOMMODATION

Front door leads into :-

ENTRANCE HALLWAY

Access to loft space. Doors to :-

LIVING ROOM

14' 4" x 9' 3" (4.37m x 2.82m) Double glazed window to front enjoying an open outlook over the town towrds the sea in the distance. Coving to ceiling. Night storage heater. TV point. Dado rail.

KITCHEN

9' 3" x 4' 11" (2.84m x 1.52m) Range of modern wall and floor mounted units. Rolled edge work surfaces. Sink unit with single drainer. Double glazed window to front elevation enjoying similar views to the lounge. Space and plumbing for washing machine. Electric cooker point. Space for fridge/freezer. Laminate wood effect flooring.

BEDROOM 1

12' 7" x 9' 3" (3.86m x 2.82m) Double glazed window to the rear elevation. Coving to ceiling. Two fitted wardrobes with mirror fronted doors. Electric panel heater.

BEDROOM 2

8' 9" x 8' 0" (2.69m x 2.46m) Double glazed window to rear elevation. Laminate wood effect flooring.

SHOWER ROOM

Refurbished it now features a walk in, oversized glazed shower cubicle. Pedestal wash hand basin and a low level WC. Mirror fronted medicine cabinet. Part tiled walls. Extractor fan.

OUTSIDE

On approach to the building there is a car paprk with an Allocated Space for number 4 plus communal visitors space. Several steps lead up to the communal gardens with rotary lines . Further steps up to Flat 4.

AGENTS NOTES

All mains services with the exception of gas. Allocated parking space. Council Tax Band A. Openreach says there is fibre broadband in the street. Prospective tenants must have good all around references. Initially offers on a 12 Month AST. You will need good references and an income in the region of £25,000 per annum with 5 weeks rent as a deposit will be required to take up this tenancy.

4 HASLAM COURT

