



Cadewell Lane | Torquay | TQ2 7HP

£99,950

- Superb Ground Floor Retirement Apartment
- Well Presented Accommodation
- Light & Airy Lounge/Diner
- Modern Kitchen
- 2 Bedrooms & Modern Shower Room/WC
- UPVC Double Glazing & Electric Radiators
- Allocated Parking
- Newly Extended Lease

Energy Rating: D

This excellent light and airy ground floor retirement apartment benefits from a newly extended lease and is being offered for sale, with no onward chain, to those over 60 years of age. The apartment forms part of a purpose built development, situated in the desirable residential area of Shiphay, where local shops, public transport and Torquay Hospital are all easily accessible. The lovely light accommodation has recently been redecorated in neutral hues throughout and benefits from new flooring, kitchen and mains pressure hot water cylinder. In addition there are two bedrooms, lounge/diner and modern shower room/WC. Outside, there is an allocated parking space and visitors' parking to the rear of the development. Viewing of this superb and conveniently placed home is highly recommended.

COMMUNAL MAIN ENTRANCE

Multi-glazed communal main entrance door with glazed side panel opening to:-

COMMUNAL RECEPTION HALL

Stairway to first floor. Private entrance door opening to:-

RECEPTION HALL

Intercom for remote communal main entrance door release, wall mounted designer electric radiator, coved ceiling. Built-in cupboard housing recently installed mains pressure hot water cylinder, further useful built-in storage cupboard with shelving. Doors to principal rooms.

LOUNGE/DINER

11' 03" x 10' 10" (3.43m x 3.3m)

A lovely light room with UPVC double glazed window and outlook to front, wall mounted designer electric radiator, TV aerial point, telephone point, coved ceiling. Door to:-

KITCHEN

9' 09" Max x 9' 09" Max (2.97m x 2.97m)

UPVC double glazed window and outlook to front, modern range of high gloss fronted base and drawer units with square edged laminate work surfaces and tiled splashbacks, inset stainless steel 1½ bowl sink unit with mixer tap. Inset four ring Bosch ceramic hob with built-in Bosch electric oven under and stainless steel extractor unit with canopy over, plumbing for automatic washing machine, integrated Bosch fridge and freezer. Matching wall cabinets, coved ceiling.

BEDROOM 1

8' 09" Max x 9' 09" Max (2.67m x 2.97m)

A light and airy double bedroom with UPVC double glazed window and outlook to front, wall mounted designer electric radiator, built-in wardrobe with folding door, hanging rail and shelving, coved ceiling.

BEDROOM 2

5' 03" x 9' 09" (1.6m x 2.97m)

UPVC double glazed window and outlook to front, wall mounted designer electric radiator, built-in wardrobe with folding door, hanging rail and shelving, coved ceiling.

SHOWER ROOM/WC

UPVC obscure double glazed window to side aspect, modern white suite comprising double width shower cubicle with plumbed shower unit over and PVC panelling to surround, low level WC, pedestal wash basin, wall mounted designer electric radiator, part PVC panelling to walls, coved ceiling.

OUTSIDE

To the front of the development there are attractive and well stocked communal flower and shrub beds, with feature palm trees. A paved path leads to canopied communal main entrance with outside light. To the rear of the development is an allocated parking space and communal bin store.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road, at the traffic lights turn right into Shiphay Lane. At the next set of traffic lights turn right into the continuation of Shiphay Lane, proceeding some distance before turning right at the mini roundabout into Cadewell Lane where St Andrews Court will be seen a short distance along to the right hand side.

Floor Plan

