



Cary Park, Torquay

Leasehold £99,950



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

26 CASTLE COURT, CARY ROAD, TORQUAY, TQ1 3NE

PURPOSE BUILT TOP FLOOR RETIREMENT FLAT | ACCESSED BY STAIRS OR A LIFT | SITUATED IN CARY PARK CLOSE TO BABBACOMBE DOWNS AND ST MARYCHURCH | HALL | LOUNGE/DINING ROOM | KITCHEN | GOOD SIZED SUN BALCONY | BEDROOM | BATHROOM | VIEWING RECOMMENDED.

Purpose built retirement apartment situated in the very sought-after area of Cary Park, being a short walk from the comprehensive shopping precinct at St Marychurch.

Flat 26 is situated on the 3rd floor of this purpose-built development, accessed via stairs or a lift, the apartment enjoys a light, airy and good-sized apartment with an entrance hall, lounge/diner, kitchen, bedroom and bathroom. A particular feature is the good sized sun balcony which spans the width of the flat and enjoys almost total privacy with a pleasant outlook and distant country views. The area of Babbacombe and St Marychurch have much to offer, including the well-known Babbacombe Downs and numerous shops, the shopping precinct in St Marychurch, bus services and other amenities Viewing is essential in order to fully appreciate all this property has to offer.

The Accommodation comprises of

Entrance door to hall, entry phone system, airing cupboard with water cylinder.

LOUNGE 17' 0" x 12' 11" (5.18m x 3.94m)
With fireplace and hearth, coved ceiling, 2 wall light points, night storage heater, telephone point, TV and aerial point, uPVC double glazed window and doors opening to



SUN BALCONY 21' 9" approx x 4' 9" approx (6.63m x 1.45m) This attractive feature which extends across the back of the flat and being at the top of the building offers almost total privacy

with pleasant views over the surrounding area and distant views of the countryside.



From the lounge there is an opening to

KITCHEN 11' 5" x 5' 11" (3.48m x 1.8m) Fitted with a range of units comprising work surface with inset stainless-steel sink unit, cupboard under, space and plumbing for washing machine, further worksurfaces with an inset electric hob, integrated oven, range of cupboards and drawers, space for further appliances, wall heater, roof light.



BEDROOM 1 13' 6" x 9' 7" (4.11m x 2.92m)
With two wall light points, telephone point, TV aerial point, night storage heater, uPVC double glazed window, coved ceiling.



BATHROOM 8' 7" x 5' 6" (2.62m x 1.68m)
 Comprehensively fitted with suite comprising a
 panelled bath, inset wash hand basin set in tiled
 worksurface with storage under, shower cubicle
 with electric shower unit, low level W.C with
 concealed cistern. Roof light, wall heater and
 extractor fan.

Outside there is a communal garden as well as
 residents and visitor parking.

TENURE - LEASEHOLD

Length of Lease - 66 Years left dated
 24/06/1988 for a term of 99 years
 Maintenance Charge - £1,664.52 per annum
 Management Company - LiveWest Homes
 Number of properties in complex – 28



Age: (unverified)	Postcode: TQ1 3NE
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* N/A
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:

This information is given to assist and applicants are
 requested to verify as fact.
 *Based on current asking price. Please note that if you
 already own another property these stamp duty figures
 may vary.

This floor plan is not to scale and should only be used as a guide

Ground Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

W657 Printed by Ravensworth 01670 713330