



Magdalene Road, Torquay

Leasehold £120,000



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FLAT 2, 2 MAGDALENE ROAD, TORQUAY, TQ1 4AF

Ground floor apartment | Allocated parking | Convenient and accessible location | Entrance hall
L shaped hallway | Sitting/dining room | Kitchen | Two bedrooms | Bathroom WC | Gas heating
Double glazing

In a convenient and accessible location, the property offers a ground floor apartment with character features including high ceilings, large windows, and a spacious sitting room with ornate fireplace. Approached from the road a uPVC double glazed door opens into a communal entrance hall with level access to the apartment. Once inside, an L shaped hallway leads to the accommodation which comprises a sitting/dining room to the front aspect, one double bedroom and one single bedroom and a bathroom WC. The apartment is further complimented throughout with uPVC double glazed windows and has gas central heating. Outside and to the rear of the building is an allocated parking space. The property would make an ideal first home or investment purchase and an internal inspection is highly recommended.

Conveniently situated for the amenities of Torre and Torquay town centre which offer a varied range of day-to-day and High Street shops. Transport links include Torquay coach station, a main bus route linking the remainder of Torbay, and both Torquay and Tor Railway stations.

The Accommodation Comprises

UPVC double glazed door to communal entrance with level access to the apartment,

L SHAPED HALLWAY - 3m x 1.04m (9'10" x 3'5")
Coved ceiling, inset spotlight, radiator, doors to,

SITTING/DINING ROOM - 4.88m x 3.89m (16'0" x 12'9")
Coved and textured ceiling with light point and ceiling fan, picture rails, cast iron fireplace on tiled hearth with decorative timber surround, radiators, uPVC double glazed window to front aspect.



KITCHEN - 2.74m x 1.6m (9'0" x 5'3")
Coved ceiling with light point. Fitted kitchen with base units and roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob, built in electric oven, wall units, space for upright fridge freezer, space and plumbing for washing machine, uPVC double glazed window to rear, part tiled walls.



BEDROOM ONE - 3.84m x 3.61m (12'7" x 11'10")
Coved ceiling with light point and ceiling fan, uPVC double glazed window to rear, radiator, built-in wardrobe, telephone point.





BEDROOM TWO - 3.91m x 1.75m (12'10" x 5'9")
 Coved ceiling with directional spotlights, uPVC double glazed window to rear, cupboard housing the combination boiler.

BATHROOM/WC - 1.98m x 1.78m (6'6" x 5'10")
 Coved ceiling with light point, extractor fan, panelled bath with shower over, pedestal wash hand basin, close coupled WC, radiator, part tiled walls, tiled floor.



OUTSIDE To the rear of the property is an allocated parking space which is accessed via a rear service lane.



TENURE – LEASEHOLD

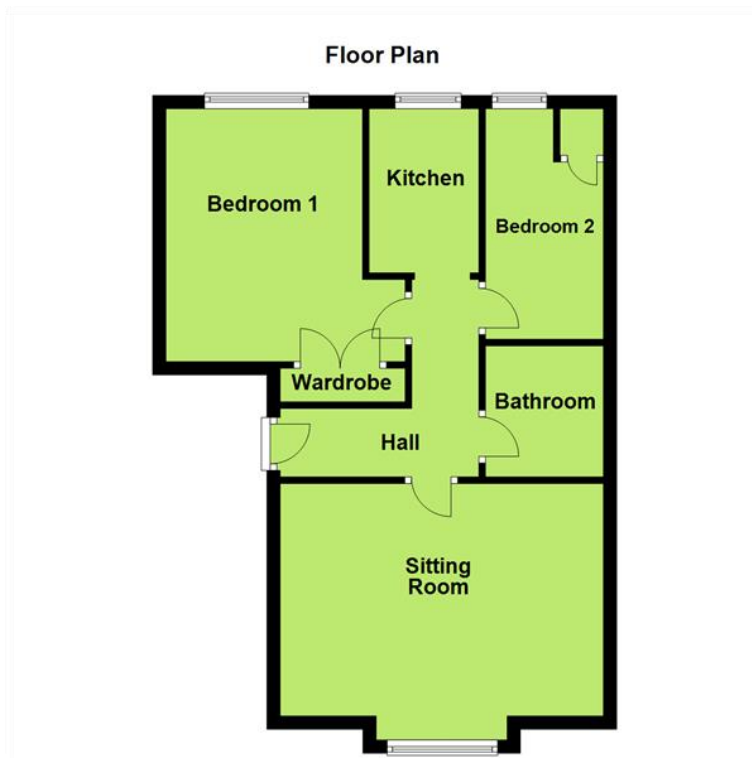
Length of lease - 125 years from 1987
 Monthly maintenance - £50 pcm to include building insurance & maintenance of communal areas.
 Pets Policy - At management company's discretion.
 Sub letting permitted
 1/6 share of freehold

Age: Converted 1987 (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: A EPC Rating: C	Tenure: Leasehold
Services - Mains Gas, Electric, Water and drainage, Gas fired central heating & Double Glazing	
Broadband - Standard, Superfast, Ultrafast Mobile Network – Indoor - EE, Three, O2 voice and data limited, Vodafone voice likely, data limited. Outdoor – EE, Three, O2, vodafone voice and data likely.	
Electric Meter Position: Hallway & Consumer unit	Gas Meter Position: Lounge cupboard
Boiler Position: Bedroom two	Water: Meter
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: Approx 49 Sqm	Square foot:

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.
 *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



This Floorplan is not to scale and should only be used as a guide.



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.

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