



MAXSTOKE COURT
TORQUAY TQ1 1RP



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Guide price £210,000 - £220,000 A beautifully presented, refurbished top floor apartment located in the exclusive Warberries area of Torquay with stunning sea views towards Tor Bay. The property has undergone an extensive programme of refurbishment to offer a bright, airy and welcoming space. It comprises two good sized bedrooms, a large open plan living room/dining room, kitchen and bathroom. The property is currently vacant and offered for sale with no onward chain. It is situated in a period converted complex close to Wellswood high street as well as Torquays vibrant harbour side. There are communal gardens and the property also has a parking space.

Entrance Hall

Storage cupboard. Entrance door.

Living/Dining room 16' 3" x 16' 10" (4.95m x 5.13m)

Front and side elevation double glazed window. Wall mounted electric heater. Electric fire.

Kitchen 14' 3" x 7' 3" (4.34m x 2.21m)

Fitted kitchen with wall and base units. Roll top work surfaces. Breakfast bar. Sink with drainer. Side elevation double glazed window. Plumbing for washing machine. Four ring hob. Cooker hood. Fitted oven. Storage cupboard. SEA VIEWS

Bedroom One 17' 6" x 9' 0" (5.33m x 2.74m)

Front elevation double glazed window. Wall mounted electric heater.

Bedroom Two 7' 8" x 13' 5" (2.34m x 4.09m)

Front elevation double glazed window. Wall mounted electric heater.

Bathroom

Low level WC. Wash hand basin. Panelled bath with shower over.





HS Owen
Estate Agents



General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

A



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Approximate total area⁰
775.93 ft²

Reduced headroom
56.3 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



"DoubleClick Insert MAP"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	25 F	
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.