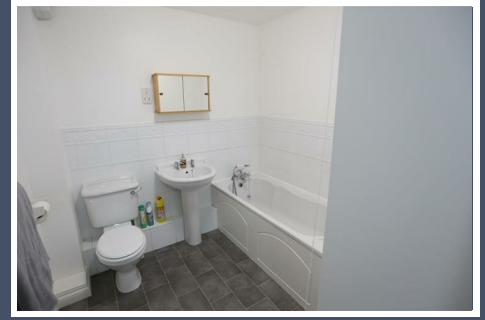




LOCKSLEY GRANGE, TQ1 3HX

ASKING PRICE £180,000





• **TWO DOUBLE BEDROOMS • MASTER EN-SUITE • SPACIOUS LOUNGE WITH JULIETTE BALCONY • KITCHEN/BREAKFAST ROOM • GREAT DECORATIVE ORDER • UPVC DOUBLE GLAZED • GAS CENTRAL HEATING • LOW OUTGOINGS • VISITOR PARKING • PARKING SPACE**

LOCATION

LOCKSLEY GRANGE IS A VERY DESIRABLE APARTMENT SITUATED IN A GREAT LOCATION BETWEEN ST MARYCHURCH AND TORQUAY.

THE APARTMENT IS PERFECTLY LOCATED TO BENEFIT FROM LOCAL SHOPPING FACILITIES AT PLAINMOOR AND ST. MARYCHURCH PRECINCT. IN ADDITION TO THIS YOU ARE NOT FAR FROM TORQUAY TOWN CENTRE, BABBACOMBE DOWNS WITH ITS ARRAY OF EATERIES AND THE FANTASTIC ODDICOMBE BEACH.

ACCOMMODATION

LOCKSLEY GRANGE IS A VERY DESIRABLE GROUND FLOOR APARTMENT SITUATED IN A GREAT LOCATION BETWEEN ST MARYCHURCH AND TORQUAY (CLOSE TO BOTH). IT HAS A VERY WELL KEPT COMMUNAL AREA, WITH AUTOMATIC LIGHTING OFFERING ACCESS TO THIS FLAT. THE ENTRANCE OFFERS ACCESS INTO ALL OF THE ACCOMMODATION OPENING INTO A GORGEOUS LOUNGE THAT LOOKS OUT OVER THE GARDEN WITH A SIDE ASPECT WINDOW AND A FRENCH DOORED JULIETTE BALCONY.

A FURTHER SET OF INTERNAL FRENCH DOORS OPENS INTO THE KITCHEN DINER. THIS SPACIOUS ROOM OFFERS A RANGE OF BLEACHED OAK BASE AND EYE LEVEL UNITS WITH STONE EFFECT WORK SURFACES. THERE IS A BUILT IN DOUBLE OVEN AND HOB WITH A CONCEALED EXTRACTOR OVER. THERE'S A BUILT-IN WASHING MACHINE AND SPACE TOO FOR A DISHWASHER AND FREESTANDING FRIDGE FREEZER

SET. THE SINK UNIT IS ONE AND A HALF BOWL IN STAINLESS STEEL. THERE IS ROOM FOR A BREAKFAST SET HERE.

THERE ARE TWO DOUBLE BEDROOMS WITH THE LARGER OF THE TWO HAVING TWIN BUILT IN WARDROBES AND AN ADJOINING SHOWER EN SUITE WITH A HEATED TOWEL RAIL. THE HOUSE BATHROOM FEATURES A THREE PIECE SUITE, AGAIN WITH A HEATED TOWEL RAIL.

STORAGE IS GOOD, WITH TWO CUPBOARDS IN THE HALLWAY, ONE FOR LINEN, AND THE OTHER FOR COATS. THERE'S UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING TO RADIATOR FROM A WORCESTER COMBINATION BOILER.

OUTSIDE

THE OUTSIDE SPACE IS BEAUTIFULLY MANICURED FEATURING A PLEASANT MIX OF LAWN, TREES AND FAUNA. THERE ARE COMMUNAL PATIO AND SEATING AREAS TO TAKE IN THE PEACE AND QUIET.

THERE'S RESIDENT AND VISITOR PARKING.

LEASE DETAILS

LEASE LENGTH - 180 YEARS

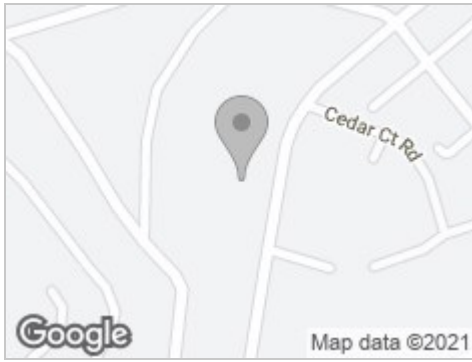
MAINTENANCE FEES - £1200 PER ANNUM (£100 PER MONTH D/D)

LEASE RESTRICTIONS - NO HOLIDAY LETTING IS PERMITTED.

01803 315770



ROAD MAP



HYBRID MAP



TERRAIN MAP



FLOOR PLAN

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX - BAND C

VIEWING

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ENERGY EFFICIENCY GRAPH

